

MURFREESBORO 2035



Our future begins now

Kendig Keast Collaborative
Neel-Schaffer, Inc.
Smith Seckman Reid, Inc.

Presentation:
Chapter 4, Land Use and Character
Future Land Use Map



On Parkland Dedication

Kendig Keast Collaborative has researched regulations of the 14 comparison cities outlined in Chapter 1, *Planning Context* of the 2035 Comprehensive Plan for their requirements on parkland dedication, fees-in-lieu to land dedication, and park development fees. Of the fourteen cities researched, the following was noted:

- **Four** cities do not require dedication of land for parks;
- **Four** cities reserve the right to request a developer/subdivider to dedicate or reserve land for future use as a public park or open space;
- **Six** cities require parkland dedication and/or open space as a part of their subdivision regulations;
- **Four** of the abovementioned six cities provide a fee-in-lieu option to for land dedication to developers/subdividers.

Clarksville, TN - supports it's parks and open spaces through the collection of user fees supplied by the citizens and/or groups utilizing the parks and their facilities in its Parks and Recreation User Fee Policy.

No open space or parkland dedication is required by the City of Clarksville **(add this next section)** *through the subdivision approval process. However, if the subdivider choses to do a "cluster residential subdivision option", at least 15% of the tract is to be placed in common open space to be maintained by the homeowners association. Development in some zoning districts (residential or mixed-use planned unit development and townhouse condominiums) also requires the set aside of at 15% of the tract as common open space to be maintained by the condominium association.*



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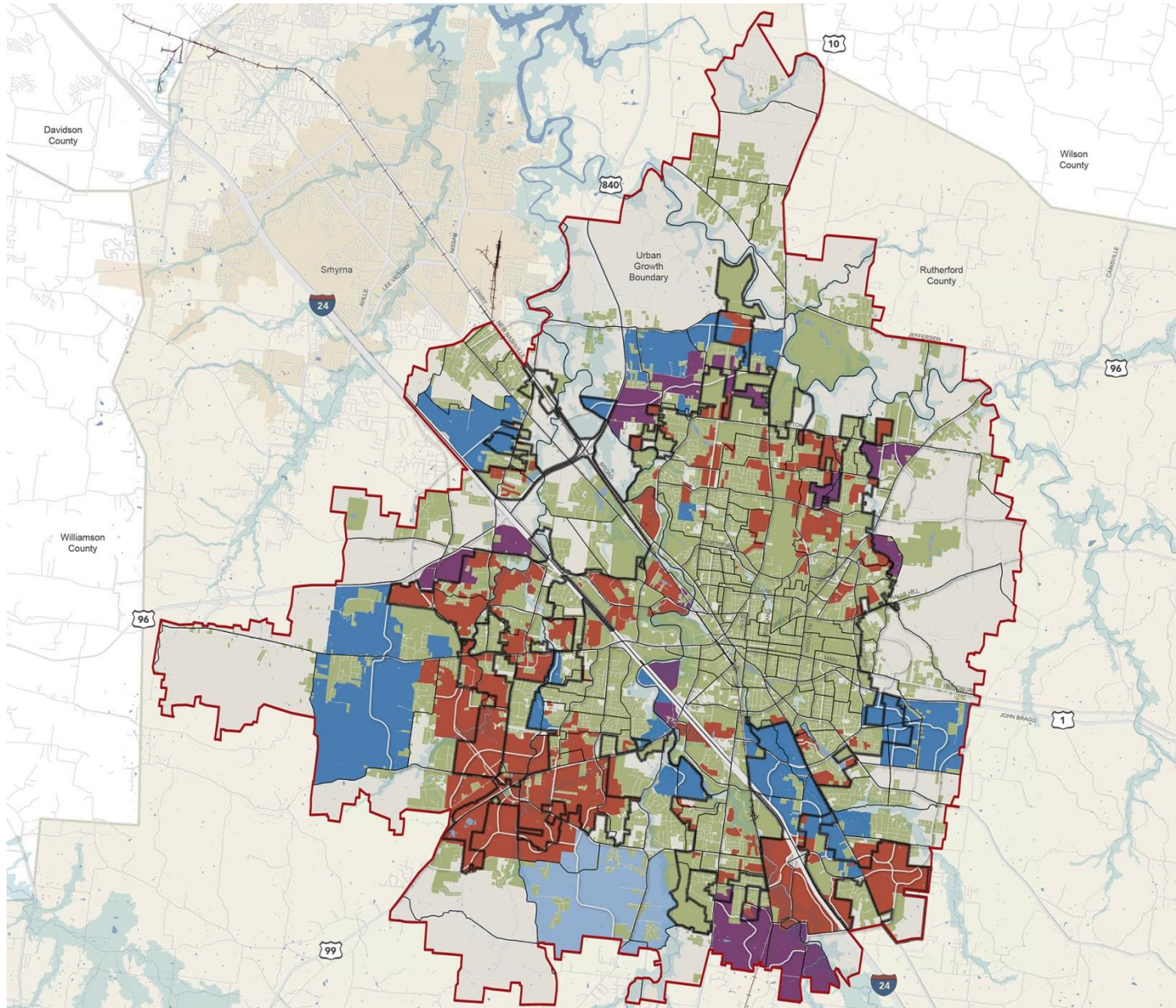
Land Use Policies

4.6 Future Development Pattern

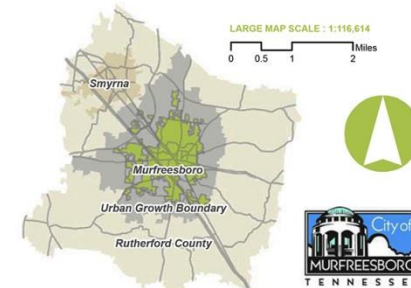
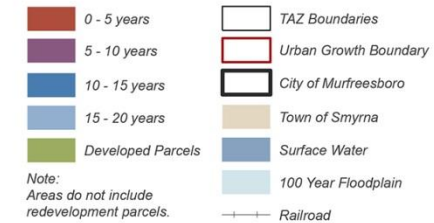
Development Form: Key Concepts

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Growth Sequencing Program



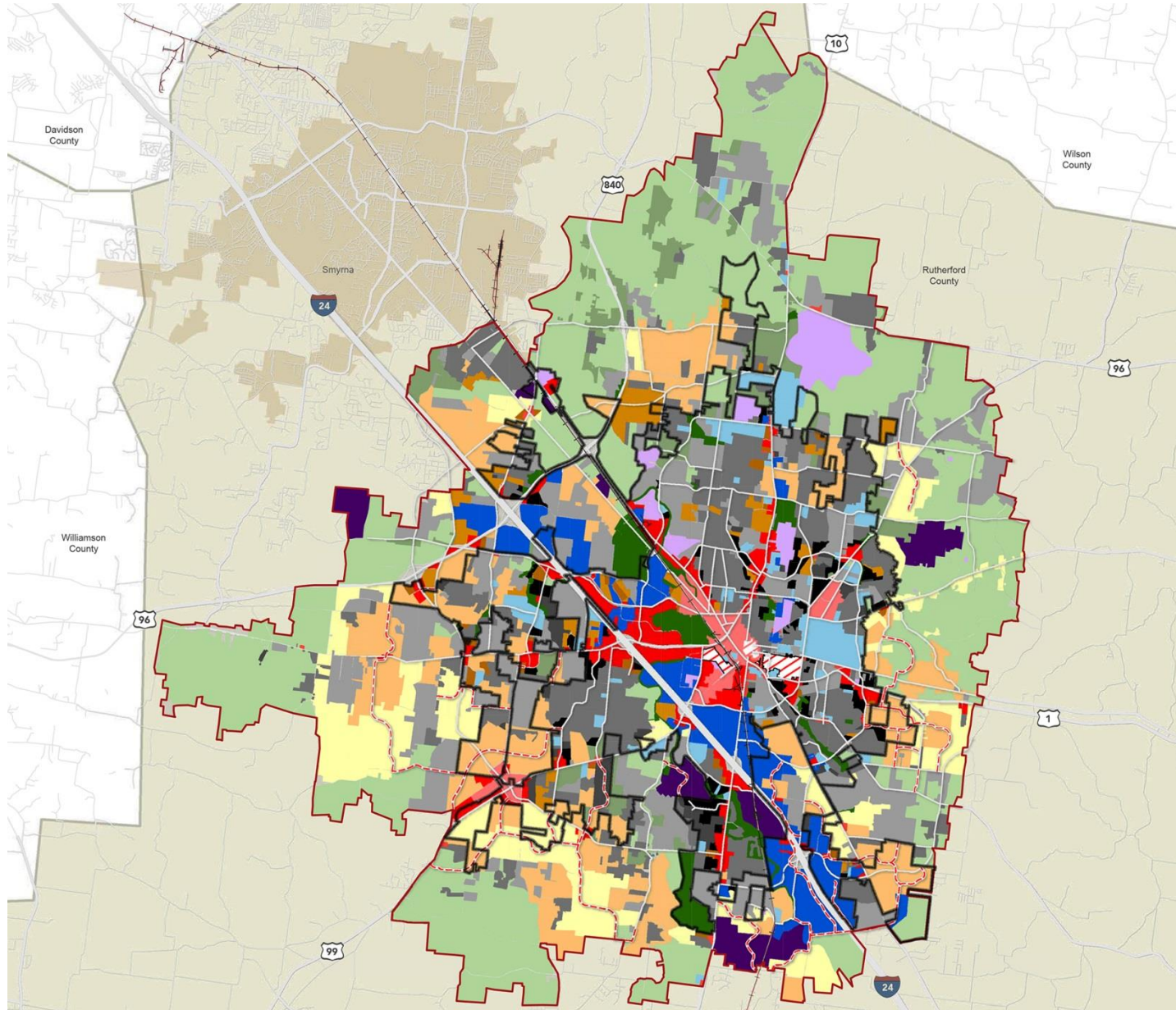
DRAFT 08.25.15

Client: City of Murfreesboro

Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County; Tennessee Landforms Inc.; ESRI; FEMA; FWS; NRCS; USGS; NRCS.

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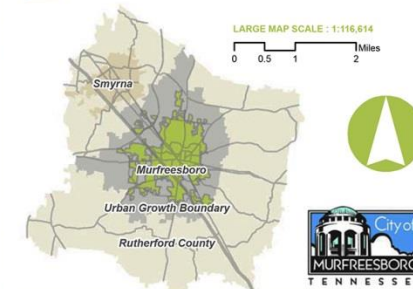
Future Land Use Map

Proposed Land Uses

- Parks
- Neighborhood Restoration
- Suburban Estate
- Suburban Residential
- Auto Urban Residential
- Multi Family
- General Commercial
- Neighborhood Commercial
- Urban Commercial
- Central Business District
- Business Park
- Special Use
- Industrial
- Public / Institutional

Conservation Land Uses

- Rural Agriculture
- Residential Countryside
- NC1
- NC2
- NC3
- NC4
- Urban Growth Boundary
- City of Murfreesboro
- Town of Smyrna
- Railroad
- Proposed Community Collectors



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MURFREESBORO 2035

1 Planning Context

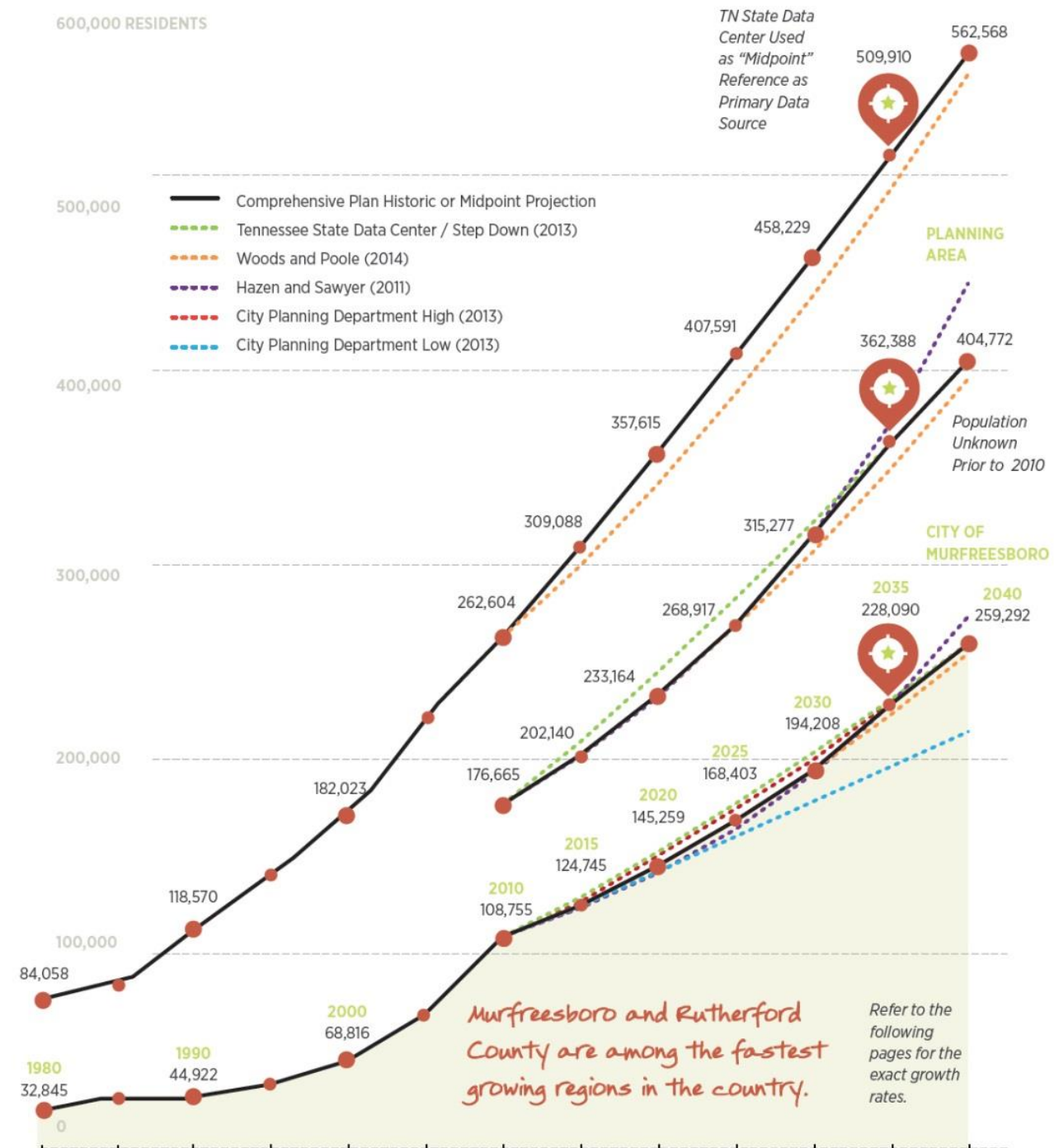
Population Projections	2015	2035
Murfreesboro:	124,745	228,090
Planning Area (UGB + City):	202,140	362,388
Rutherford County:	309,088	509,910

Planning Area Growth: 160,248 persons

Future Land Use Plan: 120,009 persons

Delta: 40,239 persons

Remaining Land: 35,010 acres





Why are we concerned about the lands outside of the City limits (within the UGB)?

Traffic and Congestion (2040 Major Transportation Plan)

Environmental Capacity (Health and Safety)

Highest and Best Use of Land (preservation of agricultural resources)

Ensure Contiguous Growth / Development Patterns

Land Use Compatibility

Preservation of Landscape and Community Character



Guiding Principles

- Guiding Principle 1: **Inter-jurisdictional Cooperation.** At the county and regional scale, encourage cooperative growth management policies and regulations to facilitate more contiguous, compact development patterns, which will in turn, protect farmland and open space from urban sprawl.
- Guiding Principle 2: **Growth Management.** Enhance Murfreesboro's small-town atmosphere with strong growth management policies that balance infill development areas with greenfield development, while stimulating economic development opportunities.
- Guiding Principle 3: **Fiscally Responsible Development.** Effectively manage future growth to achieve a compact urban form and fiscally responsible pattern of development. Preferably, development should occur on vacant infill areas and/or areas contiguous to existing development and then sequentially outward as adequate facilities become available. New development or redevelopment on vacant parcels in an existing neighborhood or district should maintain compatibility with existing uses and the prevailing character of the area.



Guiding Principles

- Guiding Principle 4: **Build on Existing Strengths.** Use existing strengths as a foundation to allow the City to respond positively to demographic and economic change while retaining the community's character.
- Guiding Principle 5: **Ensure Equity.** Encourage land use decisions that reduce existing disparities, minimize burdens, extend benefits, and improve socio-economic opportunities for underserved and under-represented populations.
- Guiding Principle 6: **Adhere to Systems' Capacity.** Encourage new development and significant redevelopment where adequate public services and utility capacity are already in place or projected for improvement.
- Guiding Principle 7: **Respect Environmental Constraints.** Plan around the physical characteristics of the land, including slope, soil types, shallow depth to karst geological formations and sinkholes, and other environmental characteristics, floodplains, and wetlands.
- Guiding Principle 8: **Resilience.** Encourage land use decisions that improve the ability of individuals, communities, economic systems, and the natural and built environment to recover from natural and human-made disasters, and economic shifts.



Guiding Principles

Guiding Principle 9: **Preserve Resources.** To the extent possible, preserve active agricultural land uses. Consider their value to future generations. Consider their value to the community in case of national emergency threatening the integrity of the food supply. And think of their value as open space.

Guiding Principle 10: **Mix of Uses.** Promote mixed land use at different scales. Locate retail, office, residential, institutional, and recreational uses within walking distance of each other in compact neighborhoods with pedestrian-oriented streets. Land use diversity will:

- protect existing investments, while providing opportunities for individual initiative and choice;
- promote independence of movement, especially for the young and the elderly;
- safety in commercial areas, through around-the-clock presence of people; and
- reduce the need for automobile use by enabling shorter trips.



Guiding Principles

- Guiding Principle 11: **Ensure Options for Walkability.** Promote neighborhood development patterns that are highly walkable, meaning there is a mixture of uses within convenient distances so that automobiles are not essential for relatively short trips.
- Guiding Principle 12: **Avoid Linear Land Use Patterns.** Create districts approaching a square, as opposed to long oblongs.
- Guiding Principle 13: **Ensure Adequate Transitions.** Encourage development patterns that provide appropriate transitions and buffering between differing land use intensities. Where developments of incompatible intensities abut, there should be adequate landscaping and screening to separate them.
- Guiding Principle 14: **Provide Housing Choice.** Include a variety of housing types and sizes to accommodate the needs of existing and prospective residents. This includes, but is not limited to, youth, college students, single professionals, families, empty nesters, seniors, and those of varying economic ability. Ensure there are options for convenient, affordable and dignified places to live.

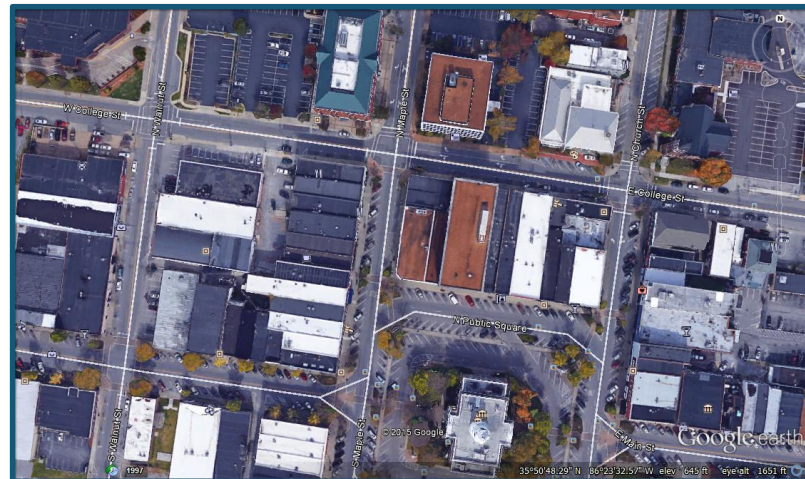
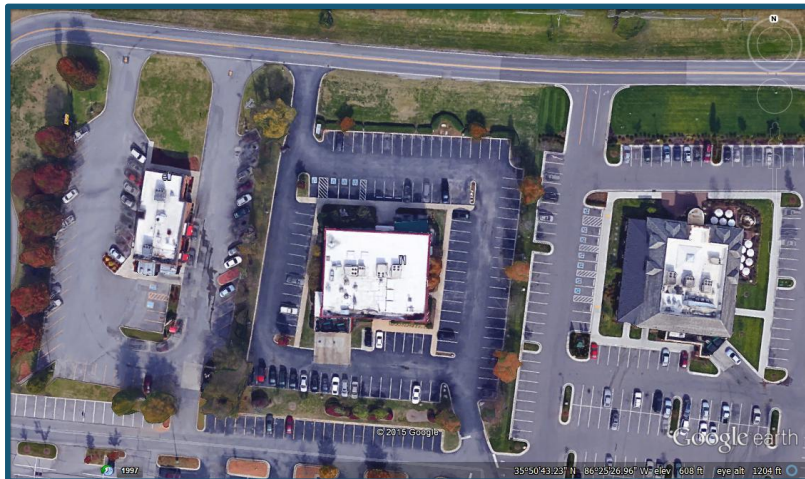
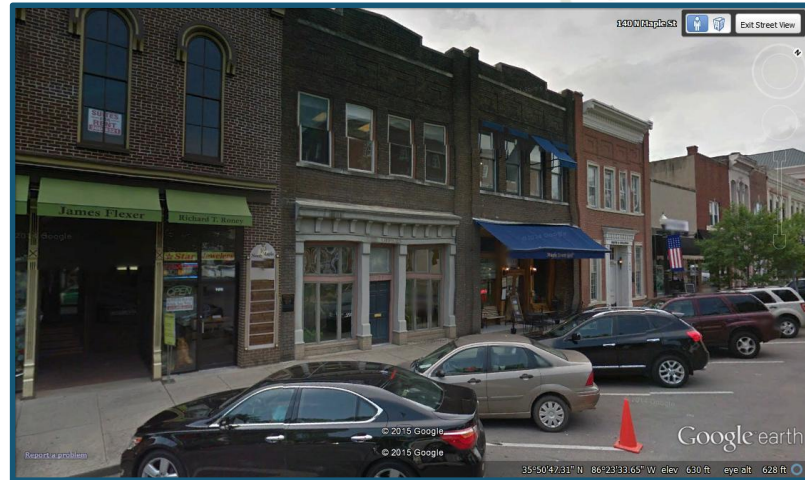


Guiding Principles

- Guiding Principle 15: **School District Coordination.** Continue close coordination with area school districts regarding new campus locations and joint planning for City-school park and recreation areas.
- Guiding Principle 16: **Ensure Compatibility.** Develop multi-family housing at a density and scale that is compatible with the surrounding neighborhood, available utilities, and roadway capacity. Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures, and recreational activity.
- Guiding Principle 17: **Enhance Entrances to the City.** Prioritize community enhancements along Murfreesboro's most visible and heavily used gateways and corridors.
- Guiding Principle 18: **Engender a Sense of Place.** Maintain and enhance Murfreesboro's natural, cultural, scenic and heritage assets in accordance with preservation guidelines and development standards.



Land Use vs. Character: The **use** is the same but the **character** is much different.



Character is a result of the context and design rather than its use. Here, one is of an **urban** character while the other is of an **auto-urban** character.



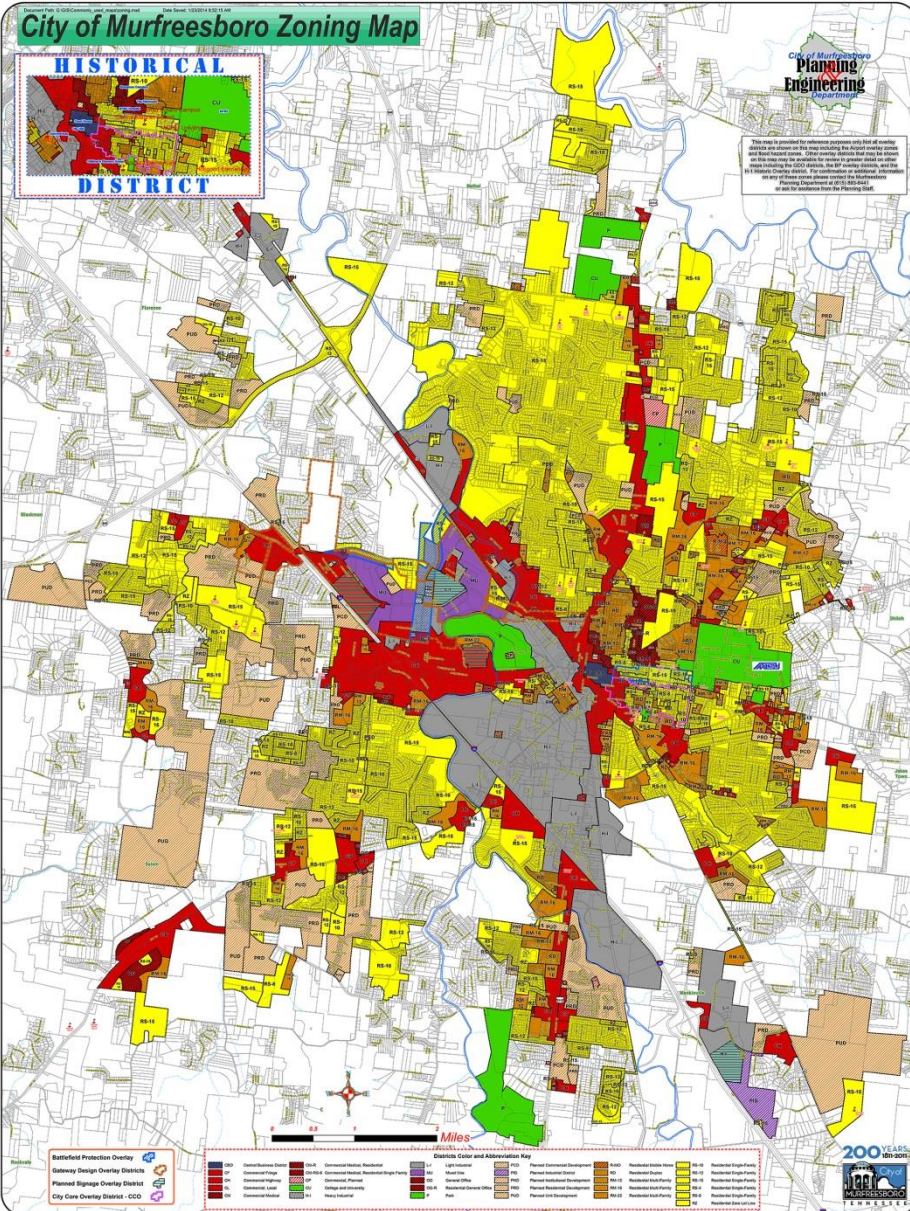
4.4 Description of Use and Character

Principal Land Uses:

Rural / Agriculture
Residential
Commercial / Office
Industrial
Public / Institutional
Parks / Open Space

Principal Character Classes:

Rural
Suburban
Urban



Districts

- 01) **RS-15 Residential Single-Family**
- 02) **RS-12 Residential Single-Family**
- 03) **RS-10 Residential Single-Family**
- 04) **RS-8 Residential Single-Family**
- 05) **RS-4 Residential Single-Family**
- 06) **RZ Residential Zero Lot Line**
- 07) **R-MO Residential Mobile Home**
- 08) **RD Residential Duplex**
- 09) **RM-22 Residential Multi-Family**
- 10) **RM-16 Residential Multi-Family**
- 11) **RM-12 Residential Multi-Family**
- 12) **PRD Planned Residential Development**
- 13) **PUD Planned Unit Development**
- 14) **OG-R Residential General Office**
- 15) **CM-R Commercial Medical, Residential**
- 16) **CM-RS-8 Comm. Medical, Res. Single Family**
- 17) **MU Mixed Use**
- 18) **CH Commercial Highway**
- 19) **CF Commercial Fringe**
- 20) **CL Commercial Local**
- 21) **CM Commercial Medical**
- 22) **CP Commercial, Planned**
- 23) **CBD Central Business District**
- 24) **PCD Planned Commercial Development**
- 25) **OG General Office**
- 26) **L-I Light Industrial**
- 27) **H-I Heavy Industrial**
- 28) **PID Planned Industrial District**
- 29) **CU College and University**
- 30) **PID Planned Institutional District**
- 31) **P Park**
- A) **AOD Airport Overlay District**
- B) **Battlefield Protection Overlay**
- C) **City Core Overlay District**
- D) **GDO Gateway Design Overlay District**
- E) **Planned Signage Overlay District**
- F) **H-1 Historic District**



RS-12

RS-15

RS-15



RS-15

RS-12



Character is Different,
yet the Zoning is the same.

RS-15

RS-12

RS-15

Character is the same,
yet the Zoning is the different.

2.14 acres

0.35 acres



By-Right Development Options - no zone change required



Standard

Units: 15
Size: 2 ac.
OSR: 0%



Cluster

Units: 15
Size: 1.5 ac.
OSR: 15%



Planned

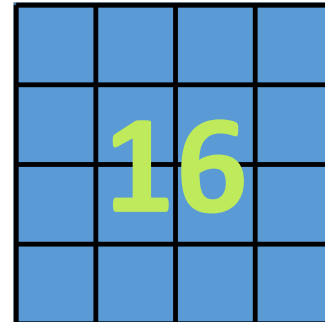
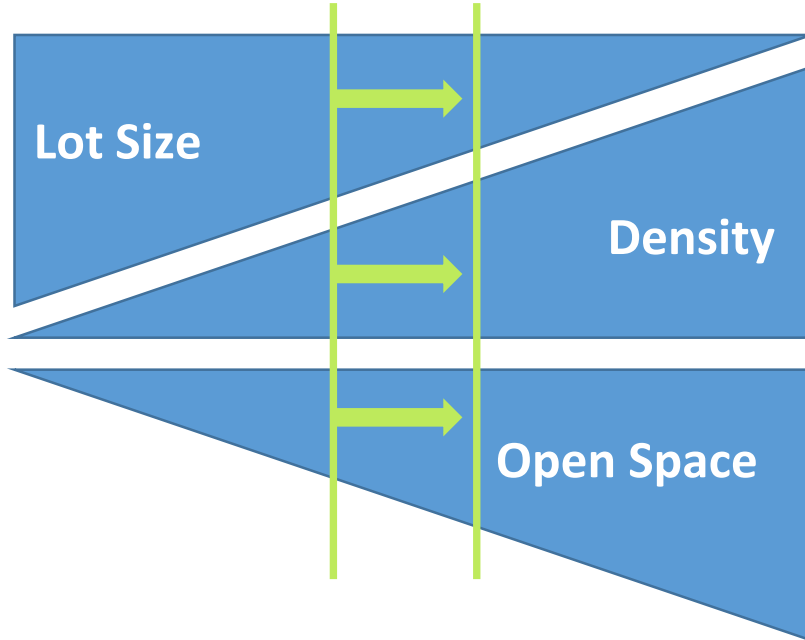
Units: 24
Size: 10,000 sf.
OSR: 65%

The reduction of lot size is offset by an increase in the percentage of open space thereby holding density neutral. The open space may protect sensitive resources, preserve valued open space for parks and greenways, and be used to buffer adjacent development.

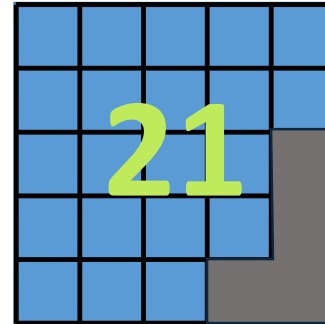


Districts that Reward Good, Responsible Development

Bonuses Available



District 1



District 2

Rezone



Sec. 19. Residential Districts

Key Recommendation: For new development, consolidate districts according to intended development character, which will reduce the total number of districts and necessary map amendments and hence unnecessary process.

Three Options v. Districts

Comprehensive Plan	Current Zoning Ordinance (Appendix A)	Zoning & Sign Code	
Land Use Designation	Current Zoning	Proposed Zoning	Development Options
Suburban	RS-15, Single-Family Residential	Suburban Residential (SR)	Standard
	RS-12, Single-Family Residential		Cluster
	RS-10, Single-Family Residential		Planned

1:1 Relationship

Permitted By-Right



Sec. 19. Residential Districts

Key Recommendation: *For new development, consolidate districts according to intended development character, which will reduce the total number of districts and necessary map amendments and hence unnecessary process.*

Proposed District	Current District(s)	Notes
Suburban Estate	None	Acreages / Large Lots (1+ ac)
Suburban Residential	RS-15; RS-12; RS-10;	Open space ratio (OSR) increases commensurate with reduced lot size to moderate density
Auto-Urban (General) Residential - Single Family	RS-8; RS-4; R-D; RZ	Single-family detached and attached dwellings, with increasing OSR to moderate density
Auto-Urban Residential - Multiple-Family	RM-22 RM-12; RM-16	Multiple-family dwellings
Urban Commercial / Mixed-Use		High-density, multi-family, mixed-use



Community Character Classifications and Categories

Class: **Rural**

Category: **Rural Agriculture Character**

Countryside Character

Suburban

Suburban Estate Character

Suburban Residential Character

Suburban Neighborhood Commercial Character

Urban

Auto-Urban (General) Residential Character

Auto-Urban Multi-Family Residential Character

Auto-Urban (General) Residential

Urban Commercial / Mixed-Use (UC)

Neighborhood Conservation (NC)

Neighborhood Restoration (NR)

Business Park

Industrial

Public / Institutional

Special Use

Park / Open Space



Classification / Category: **Rural / Agriculture Character (RC)**

General:

sparsely developed, mainly agricultural and semi-wilderness forested lands interspersed with very low-density residential; primarily found outside the City limits, within UGB; includes areas with particular environmental constraints.

Development Types:

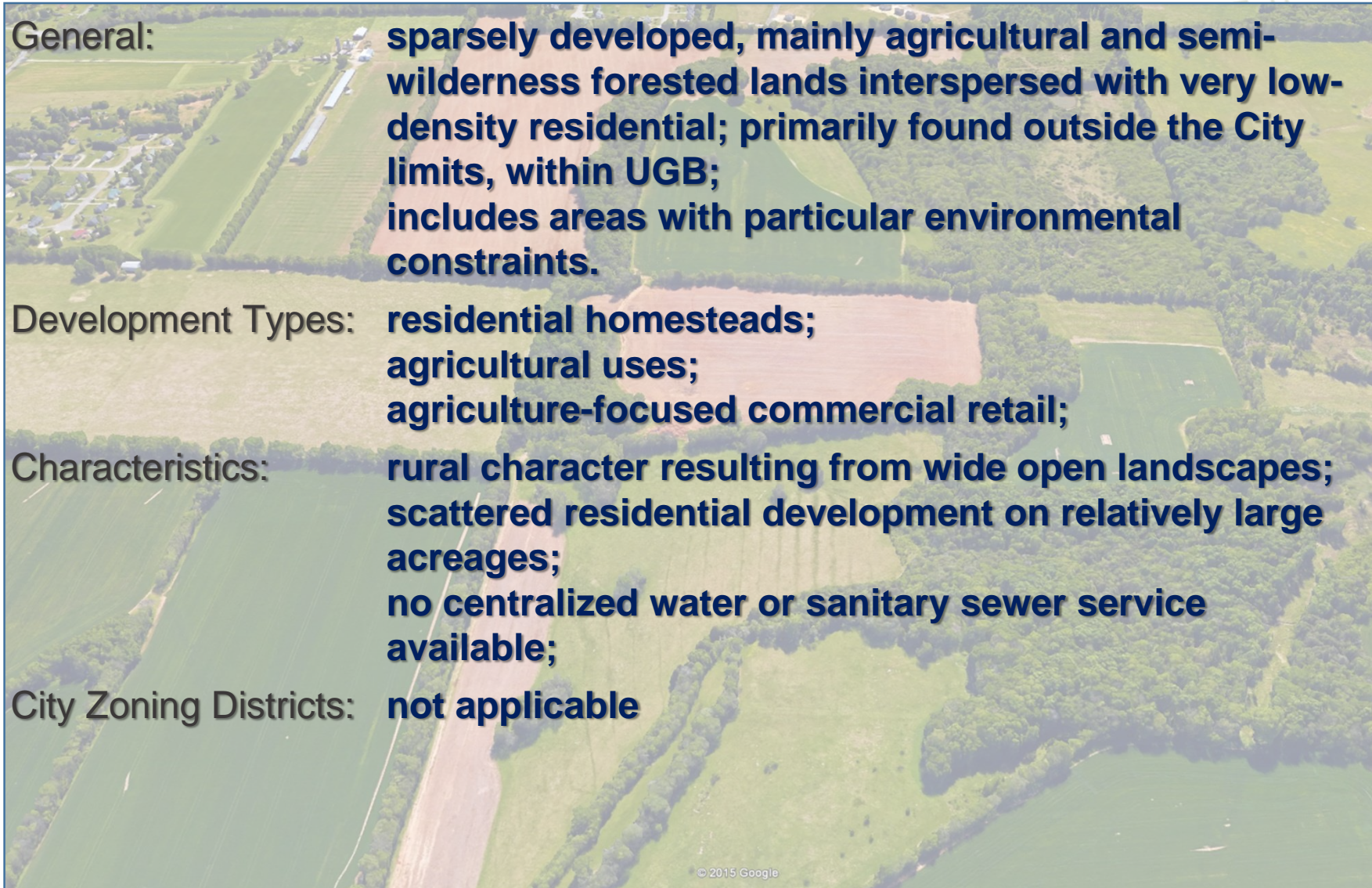
**residential homesteads;
agricultural uses;
agriculture-focused commercial retail;**

Characteristics:

**rural character resulting from wide open landscapes;
scattered residential development on relatively large acreages;
no centralized water or sanitary sewer service available;**

City Zoning Districts:

not applicable





Classification / Category: **Rural / Countryside Character (RC)**

General:

sparse residential acreages in the ex-urban areas (on the fringe of the City limits and within UGB); will ultimately become Suburban Estate (SE) if planning in these rural areas does not permanently provide large areas of open space for agricultural or natural areas.

Development Types:

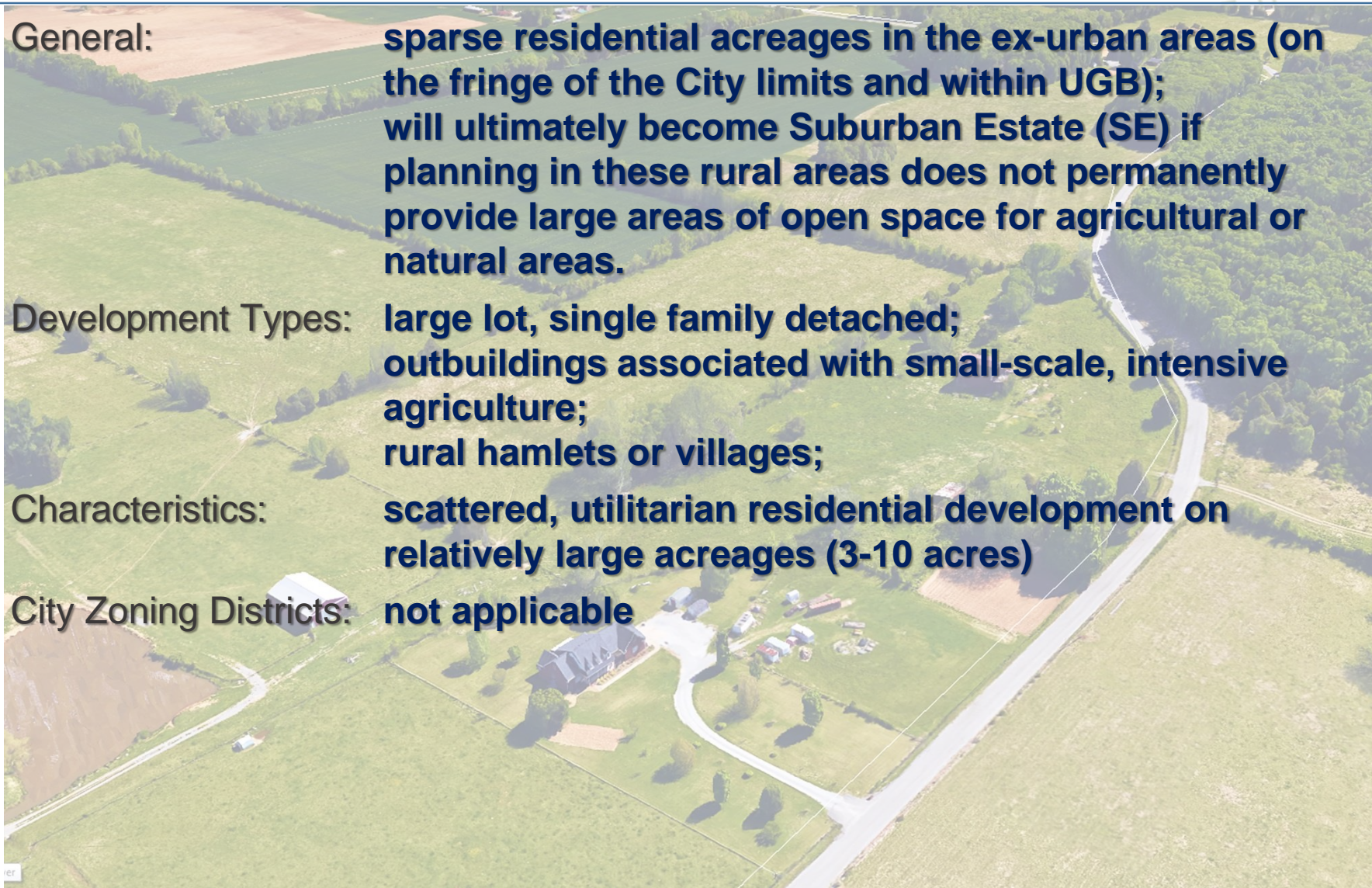
large lot, single family detached; outbuildings associated with small-scale, intensive agriculture; rural hamlets or villages;

Characteristics:

scattered, utilitarian residential development on relatively large acreages (3-10 acres)

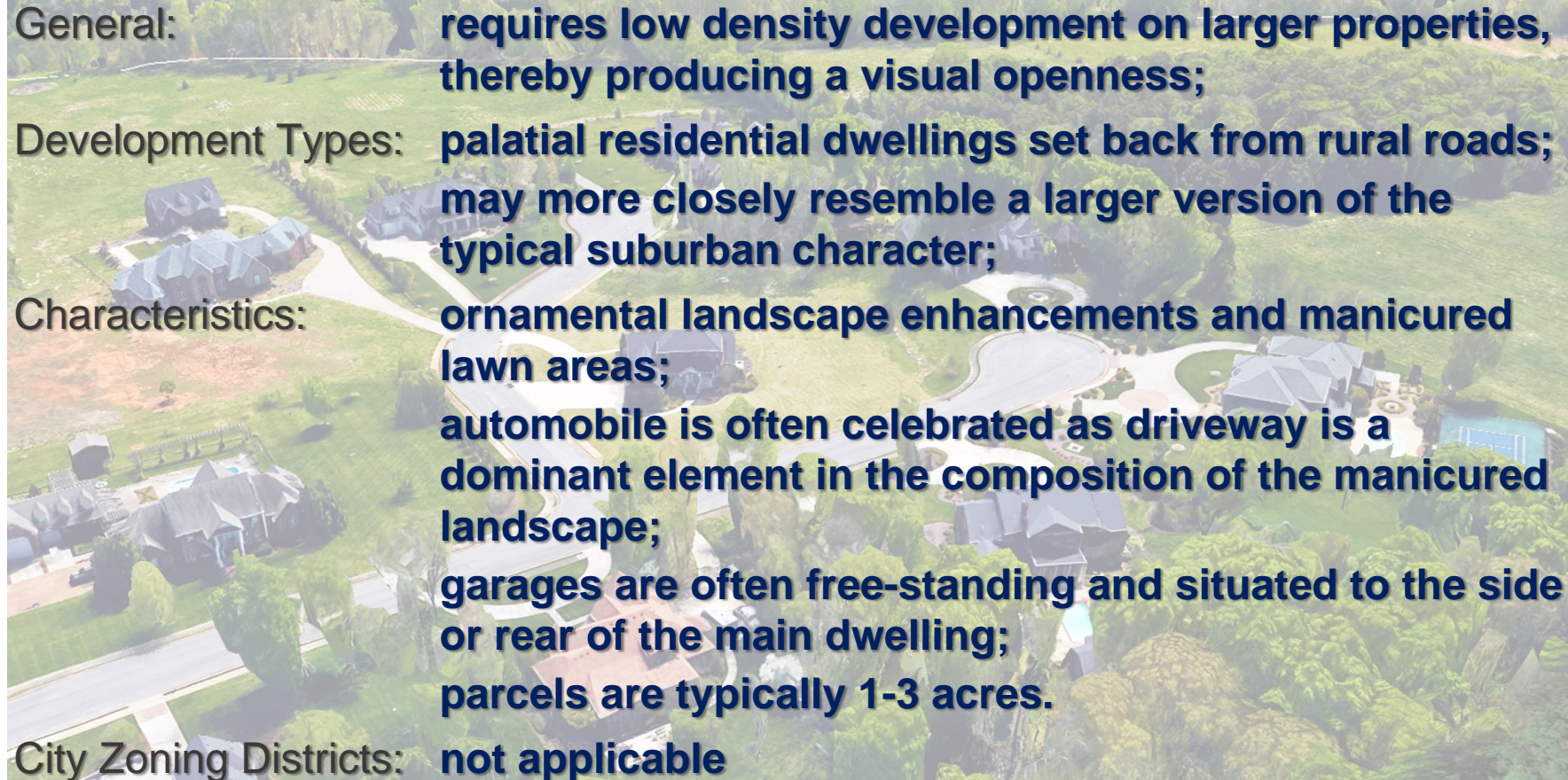
City Zoning Districts:

not applicable





Classification / Category: **Suburban / Suburban Estate Character (SE)**

- 
- General:** requires low density development on larger properties, thereby producing a visual openness;
- Development Types:** palatial residential dwellings set back from rural roads; may more closely resemble a larger version of the typical suburban character;
- Characteristics:** ornamental landscape enhancements and manicured lawn areas; automobile is often celebrated as driveway is a dominant element in the composition of the manicured landscape; garages are often free-standing and situated to the side or rear of the main dwelling; parcels are typically 1-3 acres.
- City Zoning Districts:** not applicable



Classification / Category: **Suburban / Suburban Residential Character (SR)**

General:

adjacent, “borrowed” views that contribute to a semi-rural character are temporary, rather than permanent.

Development Types:

**detached residential dwellings;
planned developments to provide other housing types (e.g., Auto-Urban attached residential);**

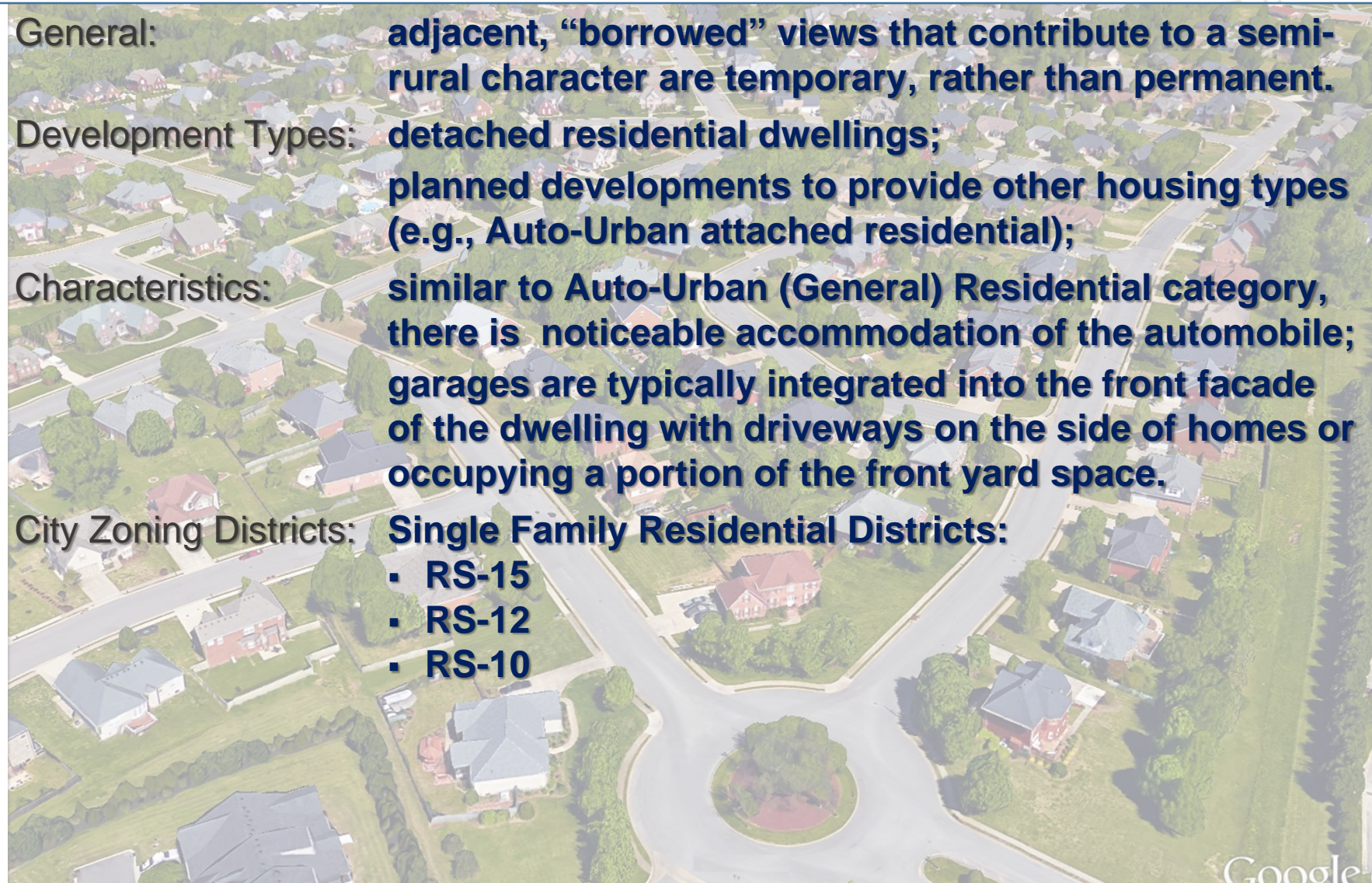
Characteristics:

similar to Auto-Urban (General) Residential category, there is noticeable accommodation of the automobile; garages are typically integrated into the front facade of the dwelling with driveways on the side of homes or occupying a portion of the front yard space.

City Zoning Districts:

Single Family Residential Districts:

- **RS-15**
- **RS-12**
- **RS-10**





Classification / Category: **Urban / Auto-Urban (General) Residential Character (AUR)**

Development Types: includes detached residential dwellings; attached housing types (e.g., duplexes, triplexes, townhomes, patio homes); planned developments (with a potential mix of housing types / densities)

Characteristics: less openness and separation between dwellings compared to suburban character areas, due to size of parcel and proportion of building footprint to parcel; automobile significantly influences the design and character of the dwelling; front yard is consumed by the driveway and off-street parking.

City Zoning Districts:

- **Single Family Residential Districts:**
- RS-10
- RS-8
- RS-4
- Residential Zero Lot Line District (RZ)
- Duplex Residential District (R-D)
- Planned Residential Development (PRD)



Classification / Category: **Urban / Auto-Urban Multi-Family Character (AUMF)**

General:

higher density residential uses have this character due to their density, limited open space, relative amount of impervious surface devoted to buildings and parking lots, and increased building enclosure.

Development Types:

complexes of often several, multi-story (two-three) multi-family buildings, interspersed with parking lots and open spaces areas.

Characteristics:

**Gated automobile and pedestrian entrances;
Internal orientation;
designated recreational areas, often with pool house and pool;
shared stair wells and elevators, depending on the number of stories;**

City Zoning Districts:

Residential Multi-family District (RM)

- RM-12
- RM-16
- RM-22

Mobile Home District (R-MO)



Classification / Category: **Urban / Auto-Urban Multi-Family Character (AUMF)**





Classification / Category: **Urban / Auto-Urban Multi-Family Character (AUMF)**





Classification / Category: **Urban / Auto-Urban Multi-Family Character (AUMF)**



**Mid-rise residential in mixed-use environment.
Columbia, SC**



Classification / Category: **Suburban / Neighborhood Commercial Character (SC)**

General:

automobile-oriented commercial and office nodes that are designed at a neighborhood scale and cater to pedestrians;
includes residences converted into professional offices;
locations include smaller commercial centers adjacent to and surrounded by neighborhoods and at principal intersections of collector streets.

Development Types:

professional offices, convenience stores, dry cleaners, post offices, and drug stores.

Characteristics:

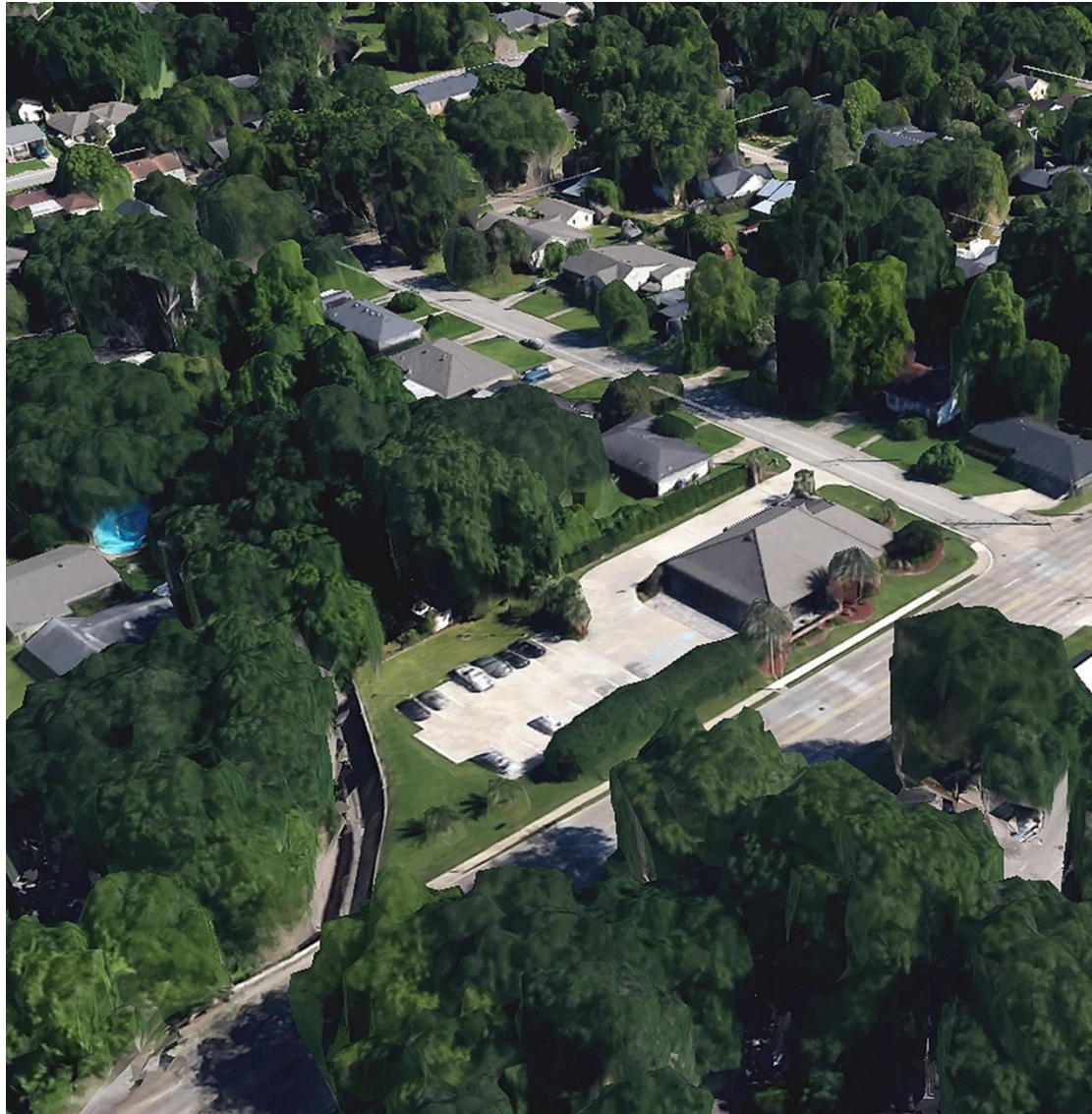
should be small-scale, low-intensity land uses, generally about the same scale and intensity level as SE / SR development.

City Zoning Districts:

Local Commercial District (CL)
Medical District Residential (CM-R)
Medical District - Commercial (CM)
Medical District Residential Single Family (CM-RS-8)
Commercial Fringe District (CF)



Classification / Category: **Suburban / Neighborhood Commercial Character (SC)**



State Farm Insurance
Lafayette, LA



Classification / Category: **Suburban / Neighborhood Commercial Character (SC)**





Classification / Category: **Suburban / Neighborhood Commercial Character (SC)**





Classification / Category: **Suburban / Neighborhood Commercial Character (SC)**





Classification / Category: **Suburban / Neighborhood Commercial Character (SC)**





Classification / Category: **Urban / Auto-Urban (General) Commercial Character (GC)**



General: role of the automobile.

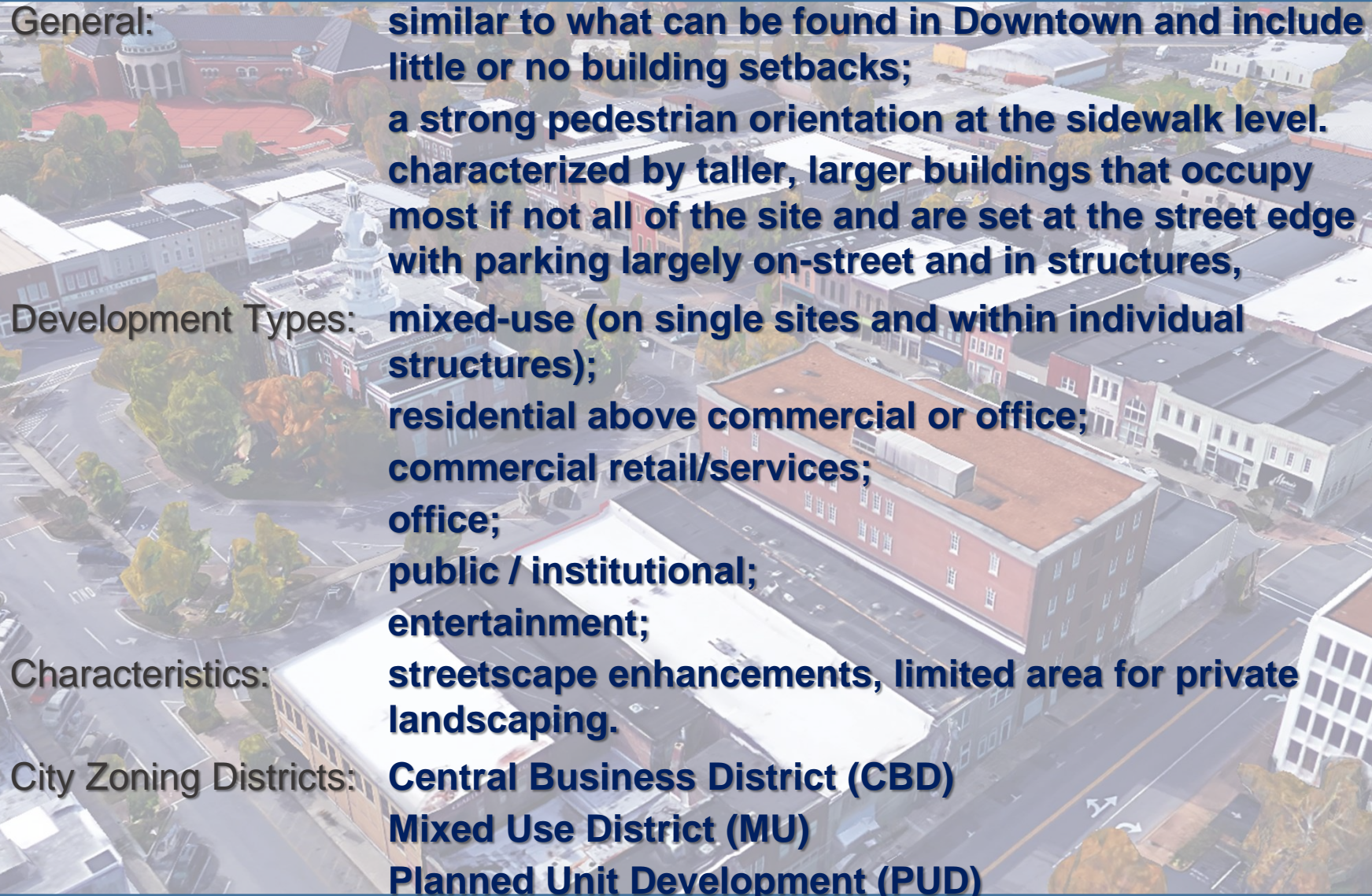
Development Types: “strip” commercial centers along major roadways; automobile service-related enterprises (e.g. gas / service stations, auto parts, car washes; restaurant chains (e.g., fast food, other); “big-box” commercial stores (e.g., grocery, appliances, Wal-Marts, clothing, etc.); and hotels and motels.

Characteristics: Significant portions of development sites devoted to vehicular access drives, circulation routes, surface parking, and loading/delivery areas, making pavement the most prominent visual feature; Buildings typically set back toward rear of site to accommodate expansive parking areas in front, closest to passing traffic;

City Zoning Districts: Highway Commercial District (CH)
Gateway Design Overlay District (GDO)
Planned Commercial District (PCD)



Classification / Category: **Urban / Urban Commercial / Mixed-Use Character (UC)**



General: similar to what can be found in Downtown and include little or no building setbacks; a strong pedestrian orientation at the sidewalk level. characterized by taller, larger buildings that occupy most if not all of the site and are set at the street edge with parking largely on-street and in structures,

Development Types: mixed-use (on single sites and within individual structures); residential above commercial or office; commercial retail/services; office; public / institutional; entertainment;

Characteristics: streetscape enhancements, limited area for private landscaping.

City Zoning Districts: Central Business District (CBD)
Mixed Use District (MU)
Planned Unit Development (PUD)



Classification: **Neighborhood Conservation (NC)**

General:

applied to established neighborhoods that are largely built-out and stable, and where no significant change in development type or pattern is expected or desired;

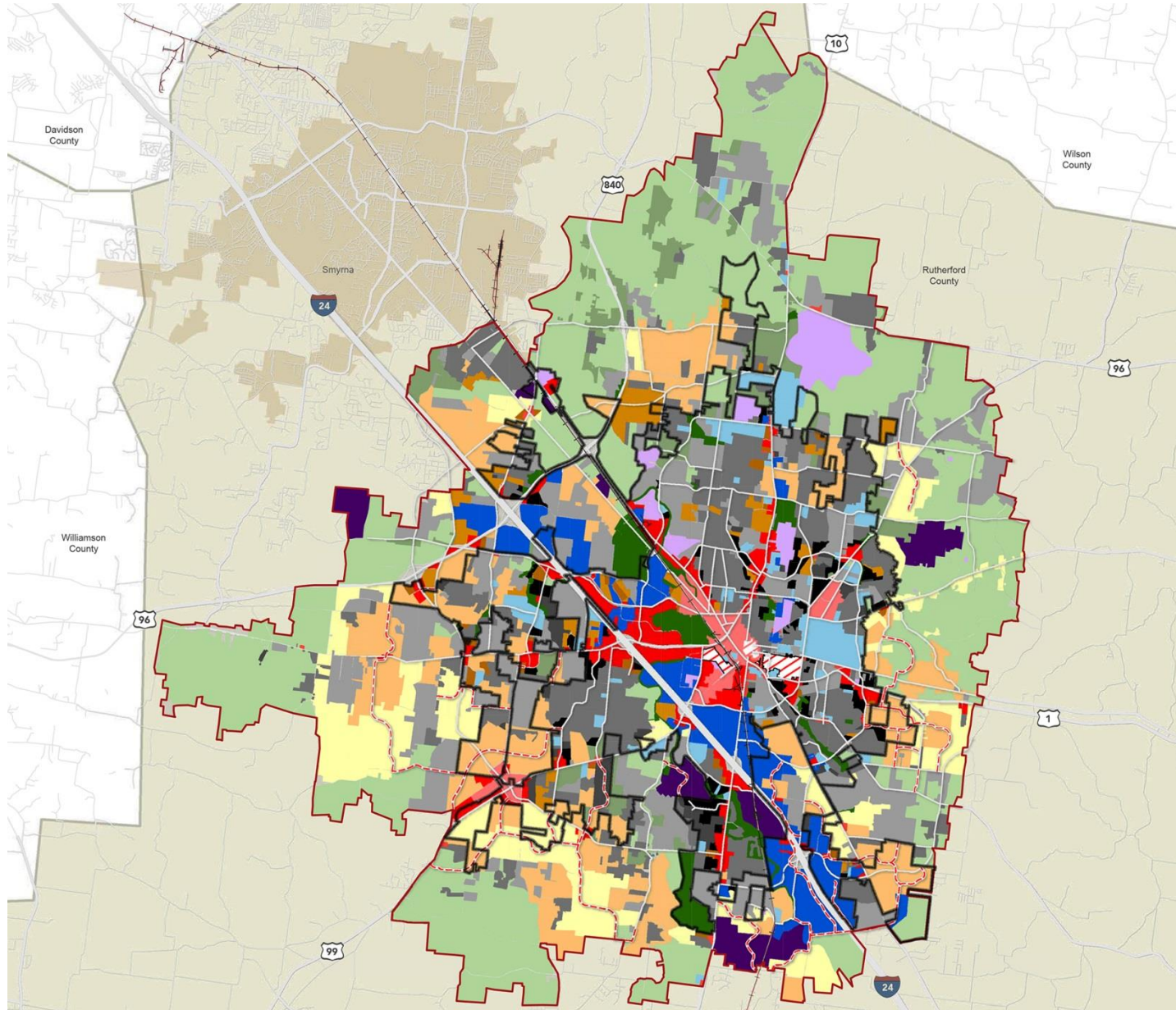
Designed to preserve existing housing stock (and avoid excessive nonconformities and variance requests) and parcel sizes, and also to govern periodic infill and/or redevelopment activity within a neighborhood to ensure compatibility;

meant to “lock in” standards for each area that reflect and reinforce how the neighborhood originally developed, or has evolved over time, and the existing, prevailing character;

NC district designation can be further divided into sub-districts to preserve the character of specific neighborhoods.

Existing > Proposed

Future Land Use Map:	NC1	Suburban Estate [1-3 acres]
	NC2	Suburban Residential [RS-15; RS-12]
	NC3	Auto-Urban (General) Residential [RS-10; RS-8; RS-4; RD]
	NC4	Auto-Urban Multi-Family Residential [RM-22; RM-16; RM-12]



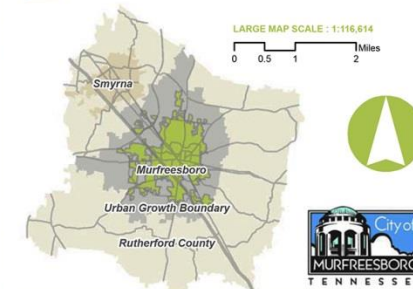
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- Central Business District
- Business Park
- Special Use
- Industrial
- Public / Institutional

Conservation Land Uses

- Rural Agriculture
- Residential Countryside
- NC1
- NC2
- NC3
- NC4
- Urban Growth Boundary
- City of Murfreesboro
- Town of Smyrna
- Railroad
- Proposed Community Collectors



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Classification: **Neighborhood Restoration (NR)**

General:

The principal distinction between NC and NR districts, is that over time, the neighborhoods within NR districts, have endured considerable neglect and lack of investment, resulting in blighted areas, sub-standard buildings, an abundance of rental properties, vacant structures and vacant parcels; and will require significant intervention on behalf of the City, in order to revitalize and make more viable.

Development Types:

Modest, single family detached dwellings, with or without freestanding carports;

Neighborhood commercial buildings and churches of generally the same scale as residential development.

Some multi-family residential with internal parking courts, with average densities of 10-15 units per acre.

City Zoning Districts:

Single Family Residential Districts (RS-12 through RS-4)

Duplex Residential District (RD)

Residential Zero Lot Line District (RZ)

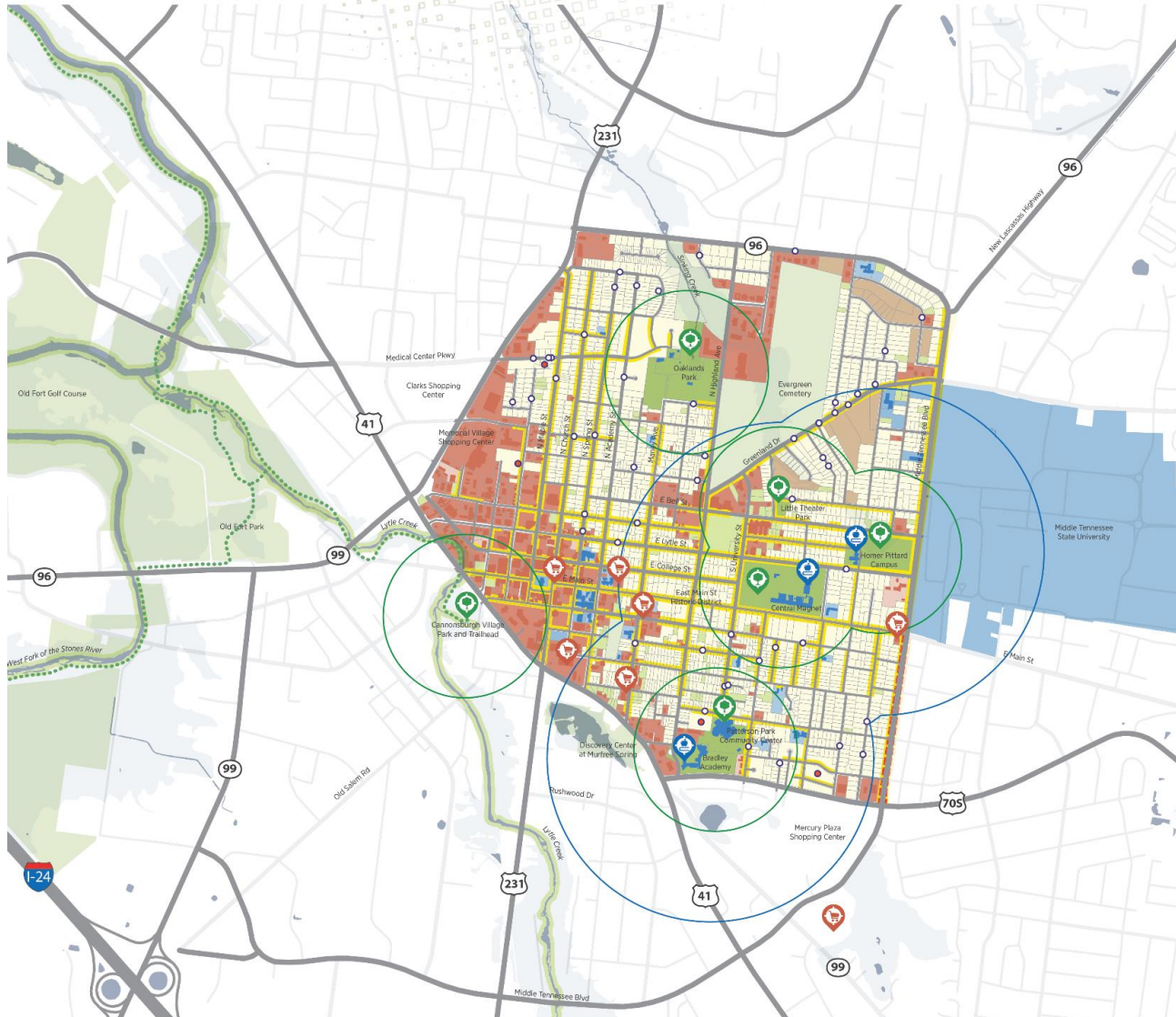
Residential Multi-family District (RM-12, RM-16)

Downtown East
Neighborhood



Classification:

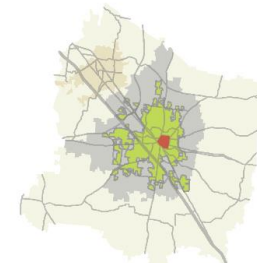
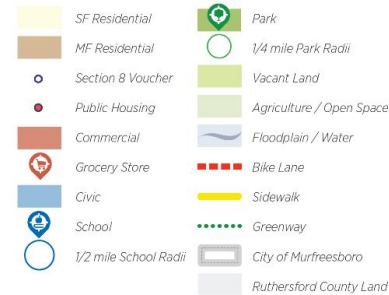
Neighborhood Restoration (NR)



MURFREESBORO
2035

MAP 5.2

Neighborhood Analysis



DRAFT 02.27.15

Client: City of Murfreesboro

Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County, ESRI

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Classification: **Business Park (BP)**

General:

Suburban in character, are typically developed in a campus-style setting that features reduced site coverage and increased open space;

Development Types:

Primarily office, medical, and technology/research uses;

Light industrial, warehousing and distribution uses that are well-screened and in buildings with upgraded facade treatments;

Characteristics:

Extensive landscaping of business park perimeter, and special streetscape and design treatments at entries, key intersections, and internal focal points.

Site operations are conducted indoors with no (or very limited) outdoor storage or display.

City Zoning Districts:

General Office District (OG)

General Office District - Residential (OG-R)

Medical District Residential (CM-R)1

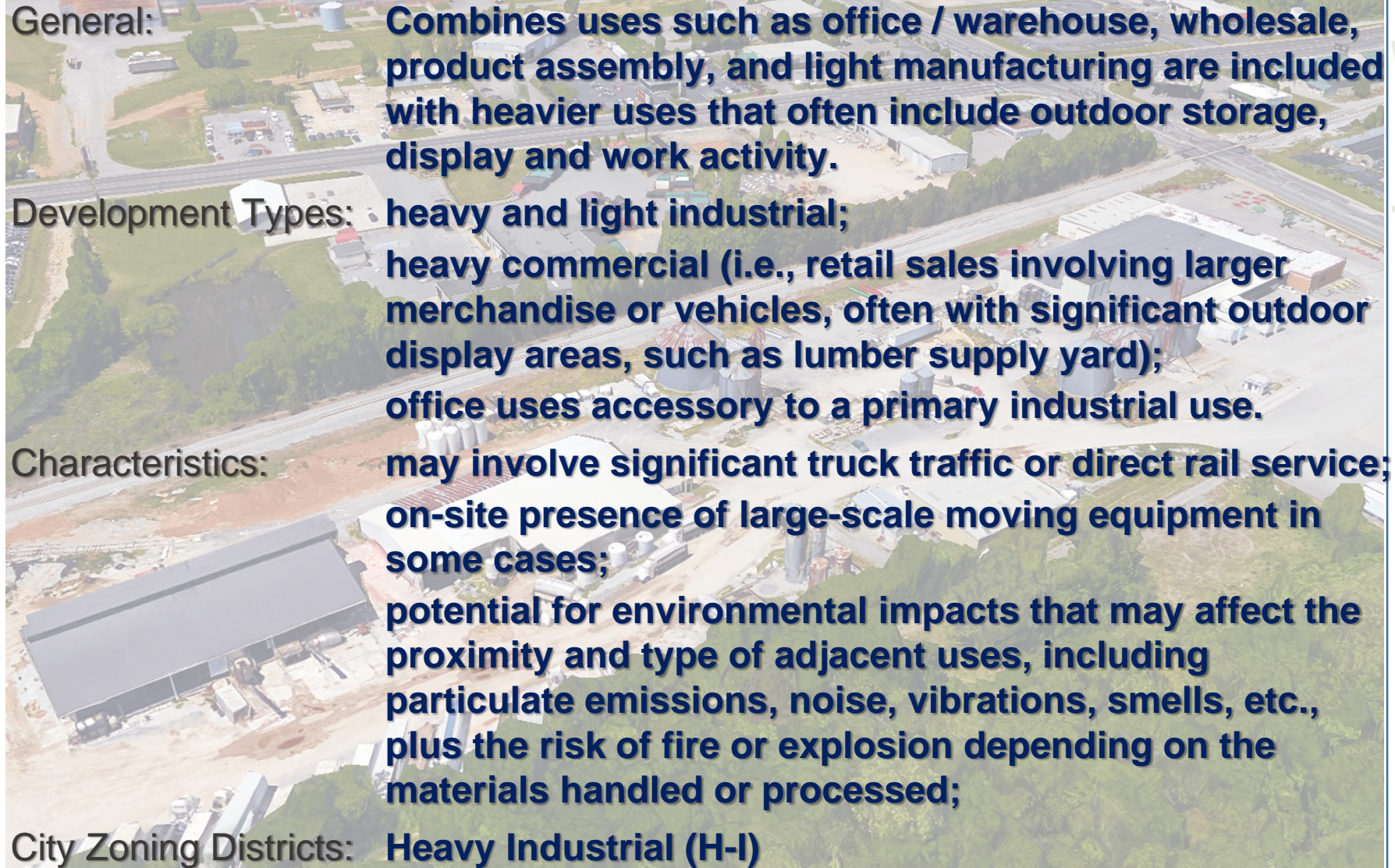
Medical District - Commercial (CM)1

Medical District Residential Single Family (CM-RS-8)1

Light Industrial District (L-I)



Classification: **Industrial (I)**



General: Combines uses such as office / warehouse, wholesale, product assembly, and light manufacturing are included with heavier uses that often include outdoor storage, display and work activity.

Development Types: heavy and light industrial; heavy commercial (i.e., retail sales involving larger merchandise or vehicles, often with significant outdoor display areas, such as lumber supply yard); office uses accessory to a primary industrial use.

Characteristics: may involve significant truck traffic or direct rail service; on-site presence of large-scale moving equipment in some cases; potential for environmental impacts that may affect the proximity and type of adjacent uses, including particulate emissions, noise, vibrations, smells, etc., plus the risk of fire or explosion depending on the materials handled or processed;

City Zoning Districts: Heavy Industrial (H-I)



Classification: **Industrial (I)**



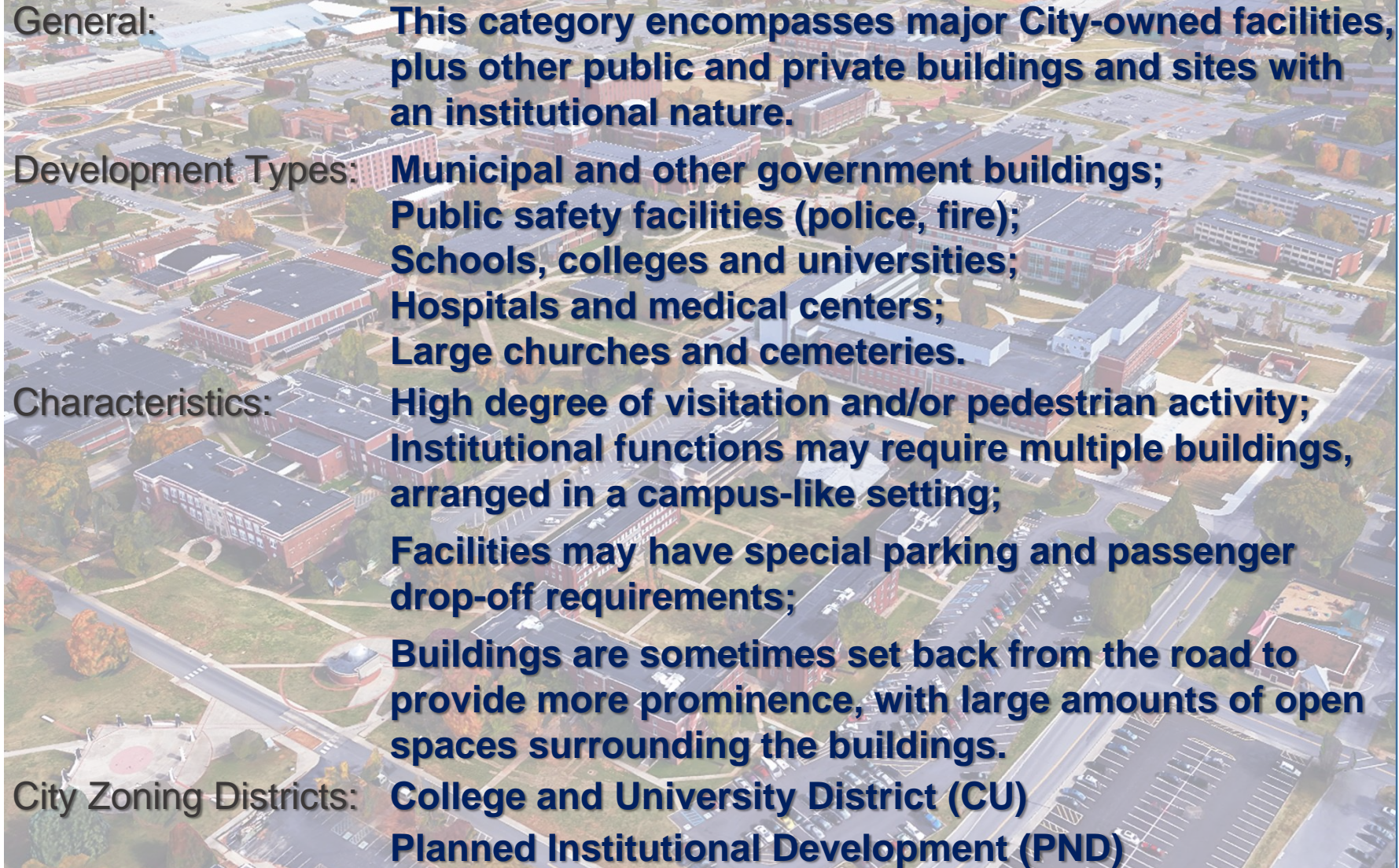


Classification: **Industrial (I)**





Classification: **Public / Institutional (PI)**

- 
- General:** This category encompasses major City-owned facilities, plus other public and private buildings and sites with an institutional nature.
- Development Types:** Municipal and other government buildings;
Public safety facilities (police, fire);
Schools, colleges and universities;
Hospitals and medical centers;
Large churches and cemeteries.
- Characteristics:** High degree of visitation and/or pedestrian activity;
Institutional functions may require multiple buildings, arranged in a campus-like setting;
Facilities may have special parking and passenger drop-off requirements;
Buildings are sometimes set back from the road to provide more prominence, with large amounts of open spaces surrounding the buildings.
- City Zoning Districts:** College and University District (CU)
Planned Institutional Development (PND)



Classification: **Special Use (SU)**

General:

The Special Use classification is for development that supports municipal / regional functions and may include infrastructure and transportation operations. The specific locations of Special Uses is typically dependent on the relationship of the use to the larger system. In most cases, Special Uses may be incompatible with adjacent uses due to environmental factors (e.g., odor, emissions) or safety-related issues.

Development Types:

**Murfreesboro Municipal Airport;
Middle Point Landfill;
Sinking Creek Wastewater Treatment Plant;
Water Towers;
Rutherford County Jail.**

Characteristics:

The Special Use category is also for uses that may require a special zoning overlay district, such as the Murfreesboro Municipal Airport.

City Zoning Districts:

Airport Overlay District (AOD)



Classification: **Park / Open Space (P)**

General:

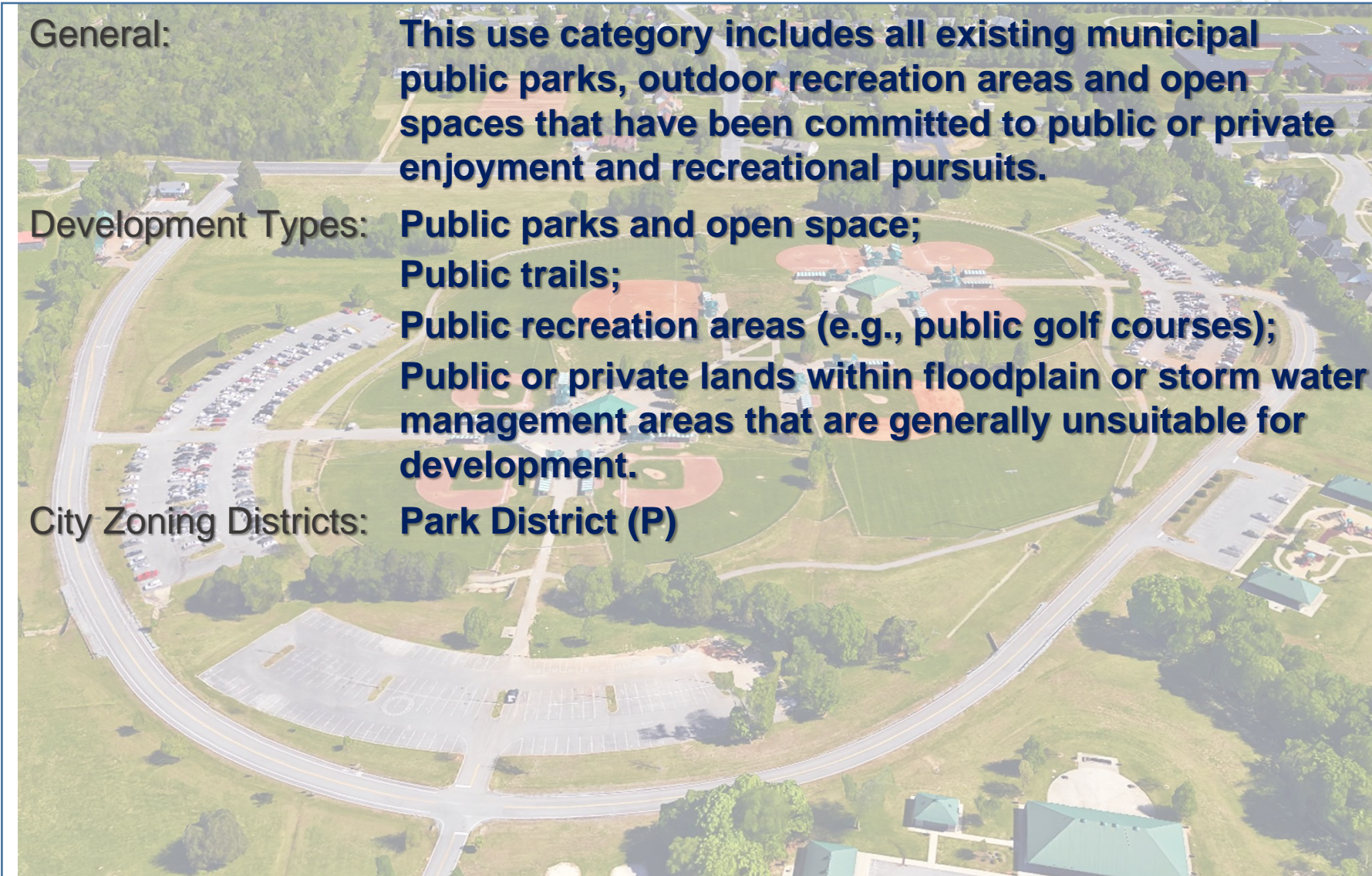
This use category includes all existing municipal public parks, outdoor recreation areas and open spaces that have been committed to public or private enjoyment and recreational pursuits.

Development Types:

**Public parks and open space;
Public trails;
Public recreation areas (e.g., public golf courses);
Public or private lands within floodplain or storm water management areas that are generally unsuitable for development.**

City Zoning Districts:

Park District (P)





Policies

- Policy 4.1:** In areas where there is a combination of 0-2 feet depth to bedrock and soils series where the suitability for septic has been determined “very limited,” the maximum residential development density should be no more than one dwelling unit per acre, unless dwellings are connected to City utilities.
- Policy 4.2:** Residential subdivisions with development densities greater than 2.42 units per acre should be required to be annexed into the City so as to receive full municipal services.

Note:

**All parcels requesting municipal services
must be annexed into the City.**



City and County Bulk Regulations

Figure 4.X, City of Murfreesboro Residential Districts - Bulk Regulations

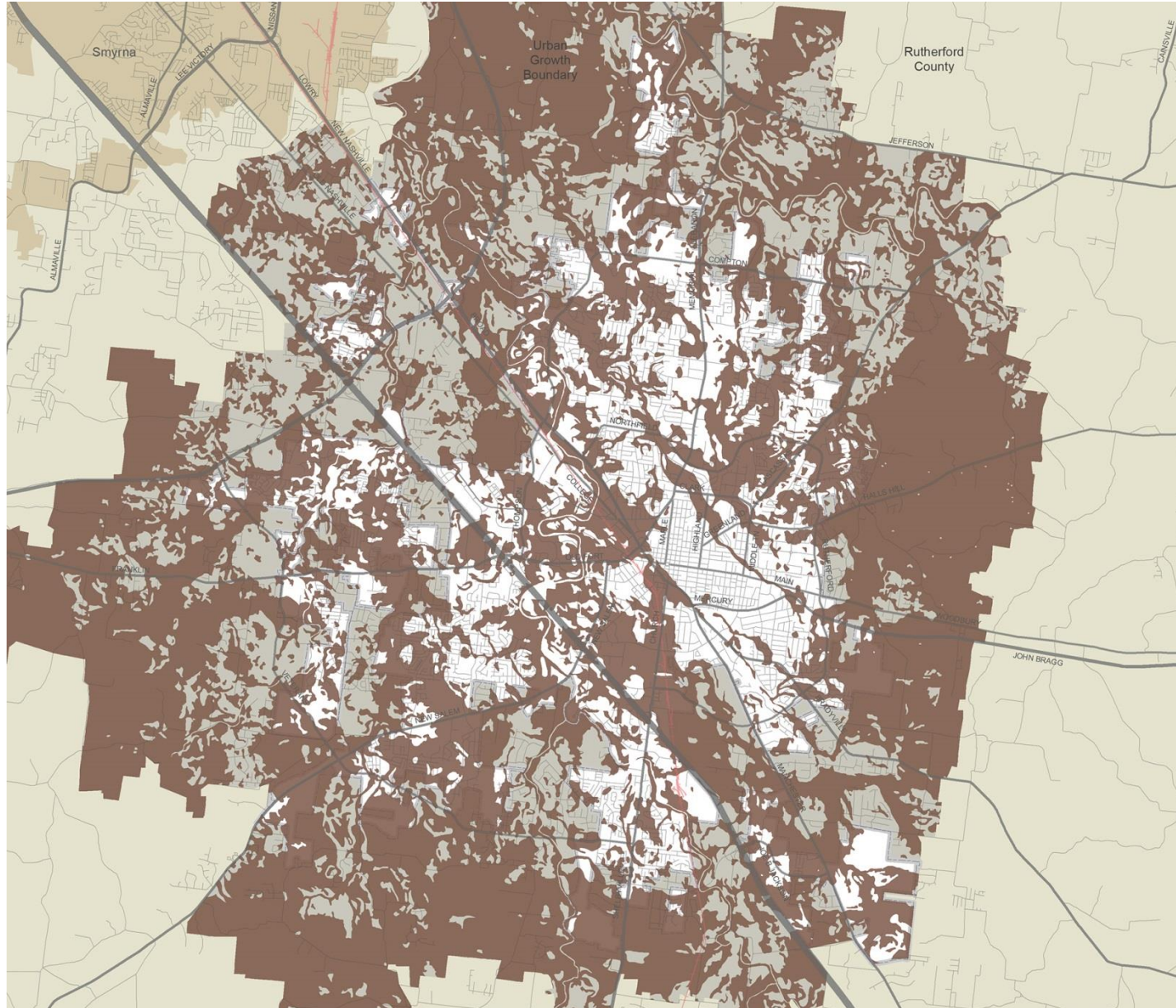
District and Use	Area (sq. ft.)	Lot Width (ft.)	Net Density ²	Gross Density ³
RS-15 Residential District 1. Dwellings and other uses permitted.	15,000	75	2.9	2.42
RS-12 Residential District 1. Dwellings and other uses permitted.	12,000	70	3.63	2.98
RS-10 Residential District 1. Dwellings and other uses permitted.	10,000	65	4.4	3.54
RS-8 Residential District 1. Dwellings and other uses permitted.	8,000	55	5.4	4.4
RS-4 Residential District 1. Dwellings and other uses permitted.	4,000	40	10.8	7.57
R-D Residential District 1. Single-family detached dwellings and other uses permitted, except 2. Two-family dwellings 3. Single-family with zero lot line.	8,000 8,000 4,000	55 55 27	5.4 10.9 10.9	4.4 8.9 8.64
RM-12 Residential District 1. Single-family detached dwellings and other uses permitted except 2. Two-family dwellings 3. Three-family dwellings 4. Four-family dwellings 5. Single-family with zero lot line, attached or detached 6. Multiple family dwellings	7,500 7,500 11,250 15,000 3,750 FN	50 50 50 50 18 50	5.8 11.6 11.6 11.6 11.6 FN	4.46 9.4 3.1 3.1 3.1 3.1

1. Street Right-of-Way width is assumed to be 50 ft with curb and gutter, for local City streets and 60 ft. for local roads within the Urban Growth Boundary (UGB).
2. Net Density calculations taken from City of Murfreesboro Appendix A - Chart 2, A-272 (March 13 2014 Edition)
3. Gross Density calculations include street right-of-way, drainage easements, and a .05 percent open space ratio.

Figure 4.X, Rutherford County Residential Districts - Bulk Regulations

District and Use	Area (sq. ft.)	Lot Width (ft.)	Net Density ²	Gross Density ³
RL - Low Density Residential District 1. Dwellings and other uses permitted.	43,560 (1 acre)	100	N/A	0.86
RM - Medium Density Residential District 1. Dwellings and other uses permitted.	15,000	75	N/A	2.42

1. Street Right-of-Way width is assumed to be 50 ft with curb and gutter, for local City streets and 60 ft. for local roads within the Urban Growth Boundary (UGB).
2. Net Density calculations taken from City of Murfreesboro Appendix A - Chart 2, A-272 (March 13 2014 Edition)
3. Gross Density calculations include street right-of-way, drainage easements, drip fields and a .05 percent open space ratio.

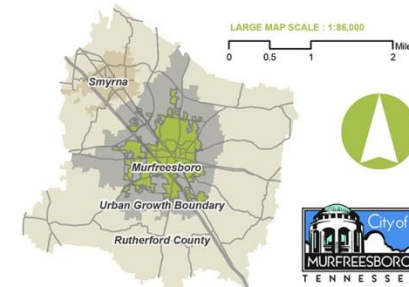


MURFREESBORO 2035

MAP 2.12.7

Soil Suitability for Infiltration

- City of Murfreesboro
- Soil Suitability**
 - Very limited
- Urban Growth Boundary
- Town of Smyrna
- Rutherford County
- Railroad



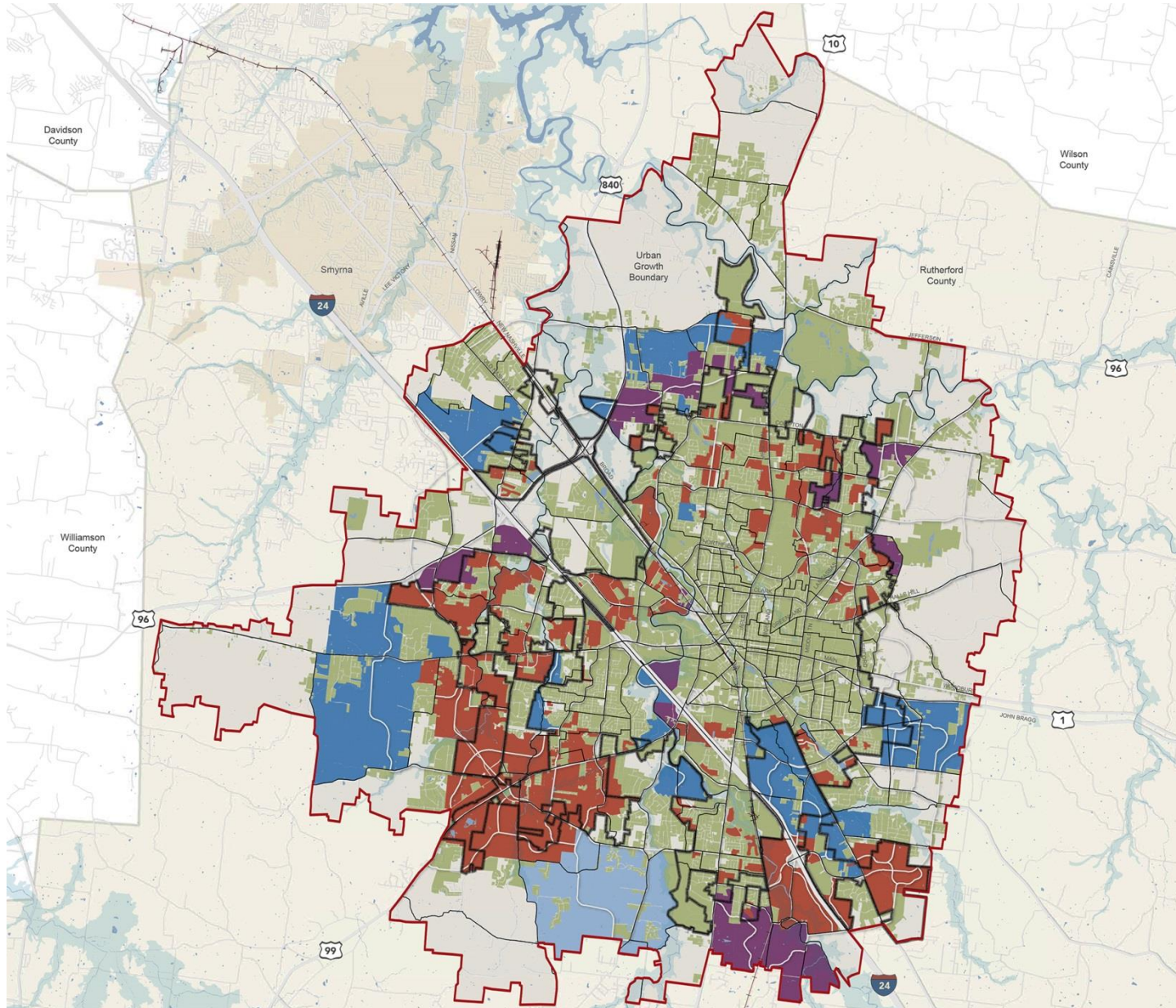
DRAFT 10.07.14

Client: City of Murfreesboro

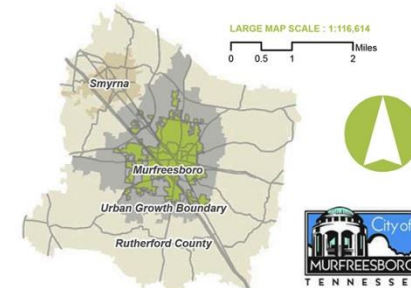
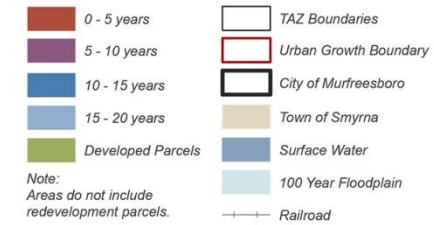
Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County; Tennessee Landforms.us; ESRI; FEMA; FWS; NRCS; USGS; NRCS.

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Growth Sequencing Program



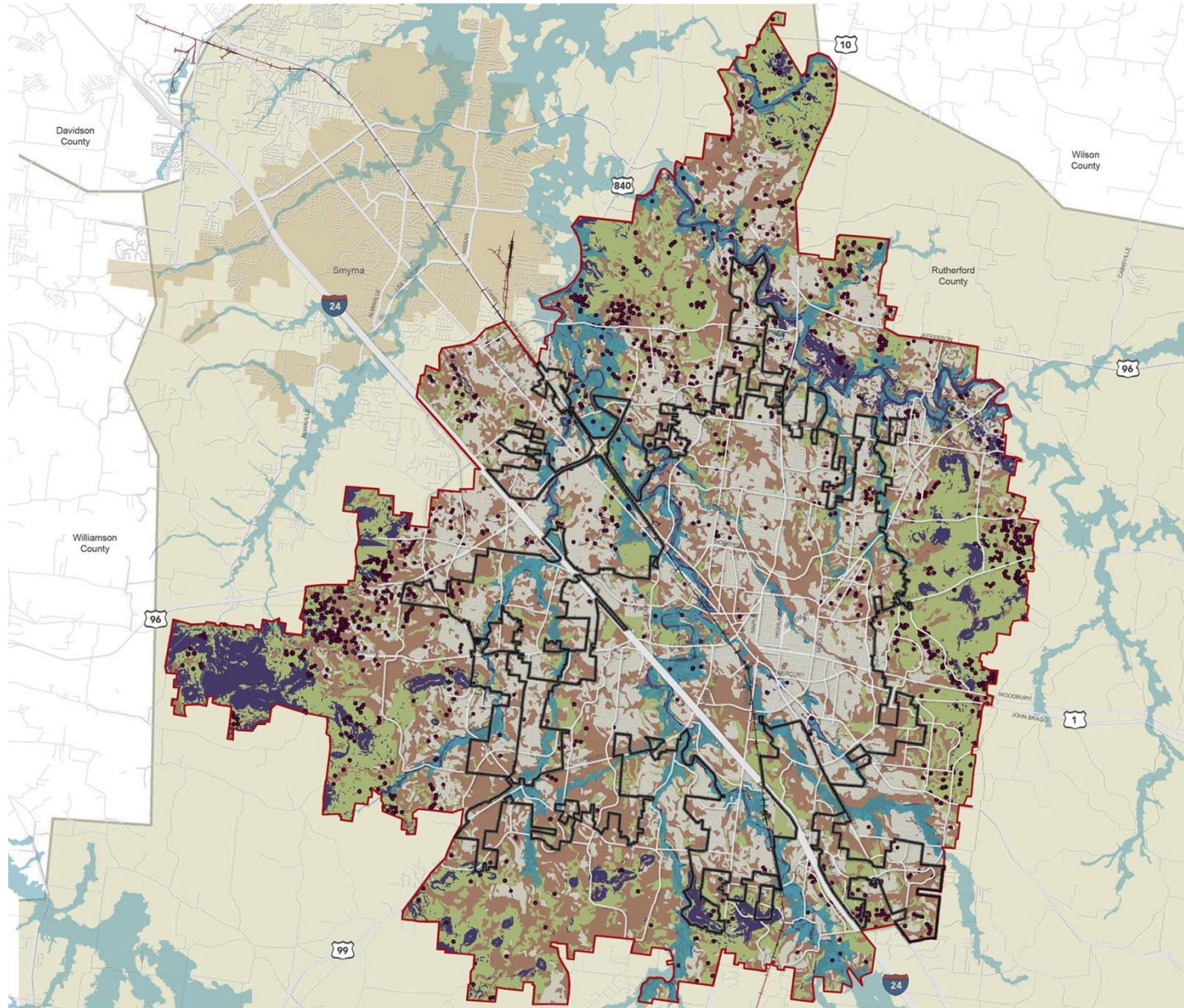
DRAFT 08.25.15

Client: City of Murfreesboro

Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County; Tennessee Landforms Inc.; ESRI; FEMA; FWS; NRCS; USGS; NRCS.

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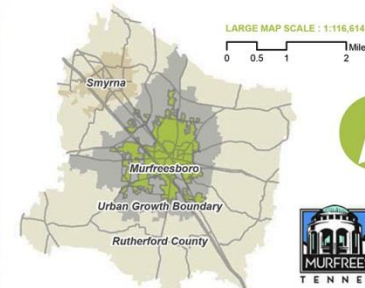


MURFREESBORO 2035

MAP 2.3

Environmental Constraints

- Sink Holes
- Less Than 2 Feet to Bedrock
- Slopes Greater than 10%
- Very Limited Soils
- 100 Year Floodplain
- Urban Growth Boundary
- City of Murfreesboro
- Town of Smyrna
- Railroad



08.25.2015

Client: City of Murfreesboro

Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County; Tennessee Landforms.us; ESRI; FEMA; FWS; NRCS; USGS; NRCS

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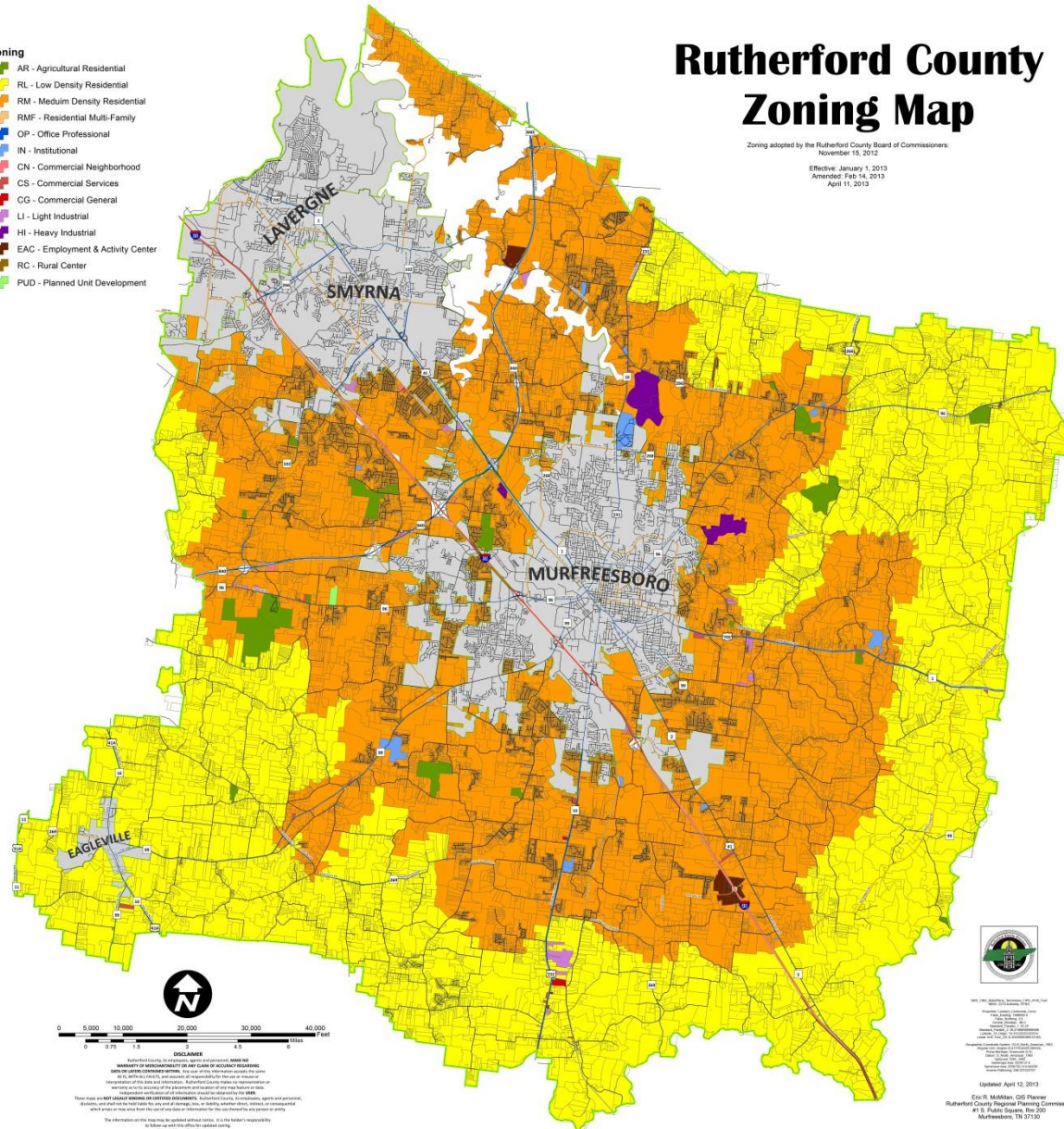
Zoning

- AR - Agricultural Residential
- RL - Low Density Residential
- RM - Medium Density Residential
- RMF - Residential Multi-Family
- OP - Office Professional
- IN - Institutional
- CN - Commercial Neighborhood
- CS - Commercial Services
- CG - Commercial General
- LI - Light Industrial
- HI - Heavy Industrial
- EAC - Employment & Activity Center
- RC - Rural Center
- PUD - Planned Unit Development

Rutherford County Zoning Map

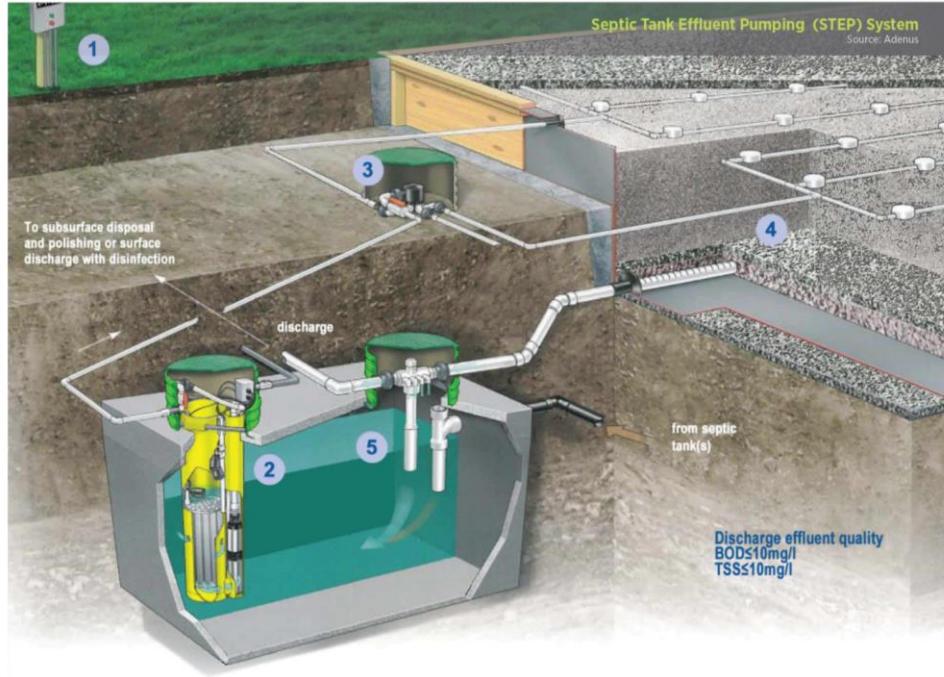
Zoning adopted by the Rutherford County Board of Commissioners:

November 15, 2012.
Effective: January 1, 2013
Amended: Feb 14, 2013
April 11, 2013

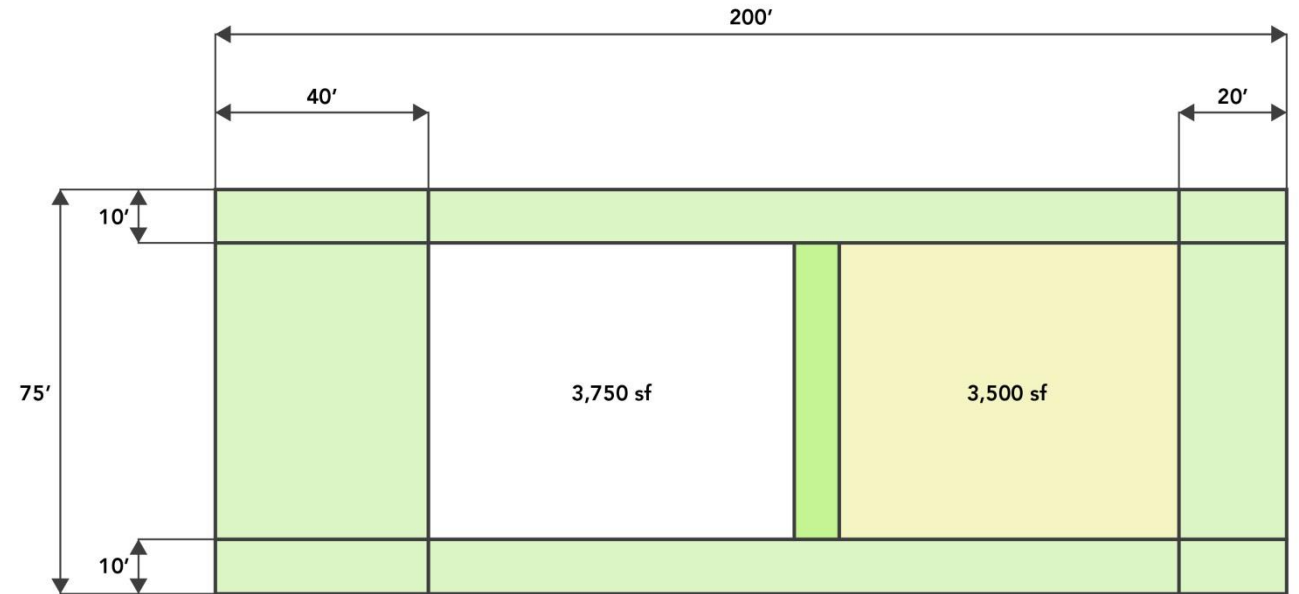




STEP Wastewater Discharge: Environmental Constraints



Septic Tank Effluent Pumping (STEP) System

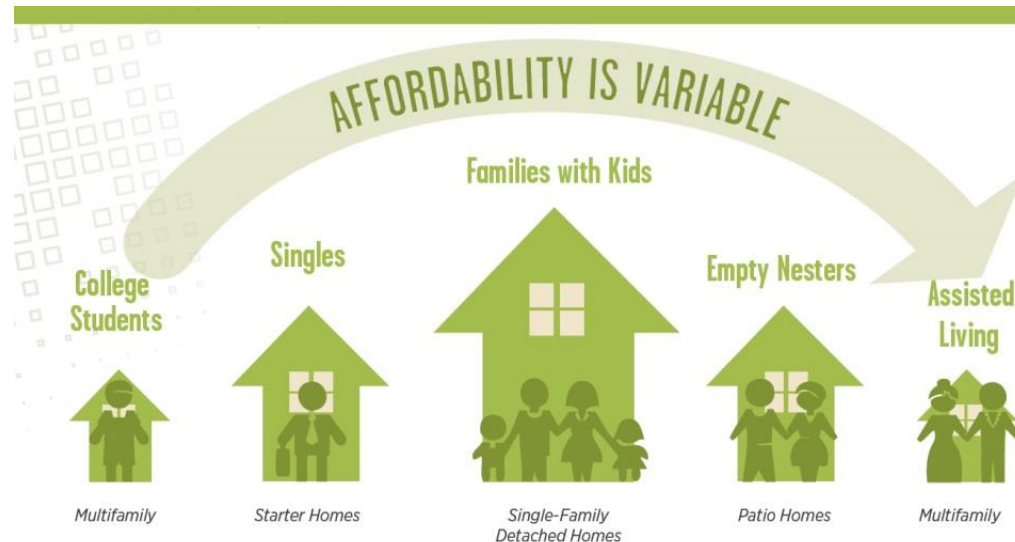


Rutherford County Medium Density Residential District
15,000 sq. ft.



Policies

- Policy 4.3:** To reduce potential erosion and expensive construction techniques, development should avoid steep slopes of 10 percent or greater.
- Policy 4.4:** Where practicable, all development, including transportation facilities, should avoid significant penetration impacts to large stands of existing forest cover. Thoroughfares and structures should be aligned and constructed to remain along or just within forest edges only.
- Policy 4.5:** Plan areas for a variety of residential housing types and densities, as described in Chapter 5, *Housing and Neighborhoods* within this Comprehensive Plan.





Key Recommendation: Broaden the palette of available and affordable housing options and living choices to meet market demands.

Housing choice

- Adopt a housing palette
 - Allow for mixed housing neighborhoods by-right
 - Outline housing types permitted in each district and neighborhood type
 - Establish minimum housing types to maximum density
 - Specify dimensional standards for each housing type

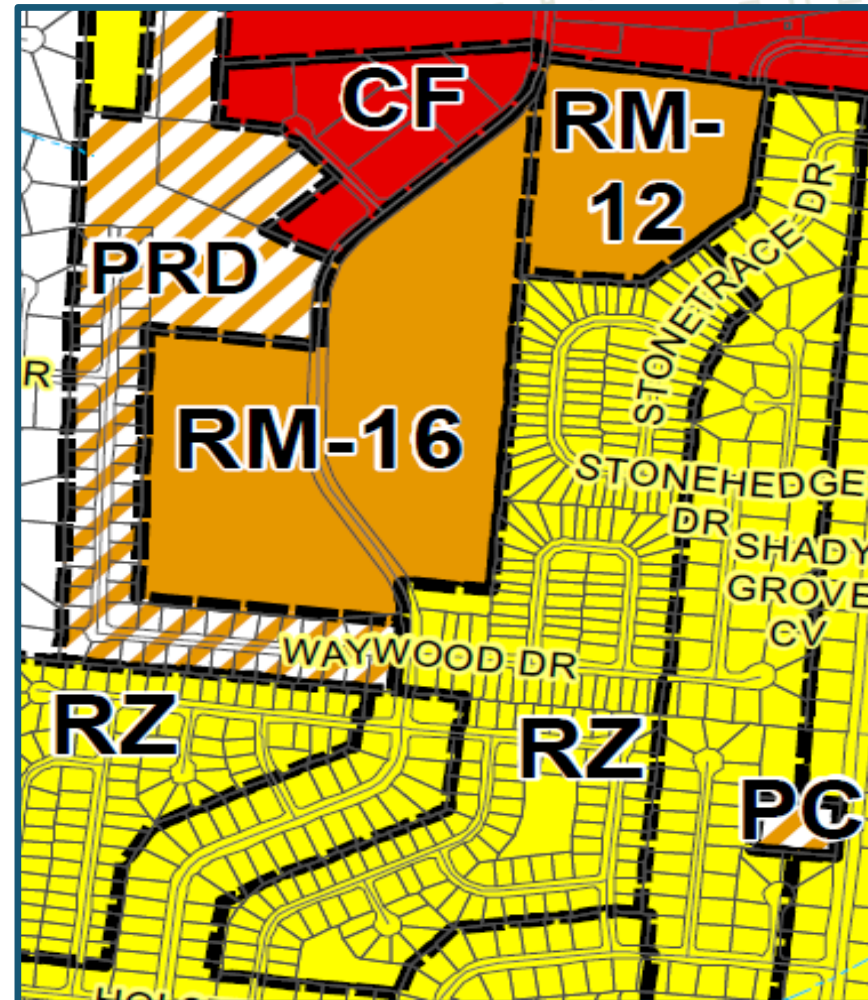
Attainable housing

- Establish average rather than minimum lot sizes
 - Commonly an option in standard and required in cluster and planned development options
 - Addresses monotony and provides for home sizes
- Provide density bonuses for integration of affordable units
 - Bonus used to write down infrastructure costs
 - Warrants good design and materials standards





Mixed Housing Neighborhood: Character approach would allow mixed housing types without requiring a PRD.





Housing Palette: The palette sets out the minimum lot area and width, building setback, maximum height, and building coverage ratio for each of several alternative housing types.



Lot-Line Houses Lot and Building Standards									
Lot Size Group	Min.						Max.		
	Lot Area	Lot Width	Setbacks				Height	Overall Height (ft.)	Building Coverage Ratio
			Front (House / Garage)	Small Side ¹ / Interior Single Side	Street Side	Rear			
Small	5,000 sf.	50 ft.	15 ft. / 20 ft.	6 ft. / 25 ft.	10 ft.	20 ft.	2 stories	30	35%
Average	5,500 sf.	55 ft.	15 ft. / 20 ft.	6 ft. / 25 ft.	10 ft.	20 ft.	2 stories	30	35%
Large	6,000 sf.	60 ft.	15 ft. / 20 ft.	6 ft. / 25 ft.	10 ft.	20 ft.	2 stories	30	35%



Policies

Policy 4.6: Use planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land use intensities that may have a negative impact on a residential living environment.

Ineffective Transition





Policies

Policy 4.6: Use planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses that may have a negative impact on a residential living environment.

Better Transition





Policies

- Policy 4.7:** Design residential developments adjacent to the City's parks and greenways system to facilitate public access to and use of its park and recreational facilities, while minimizing potential conflicts between park users and residents of the neighborhood. Consider issues of community character, compatibility of land use, residents' security and safety, and efficient service provision in reviewing development proposals. These are important qualities of any community, and should be emphasized in Murfreesboro.
- Policy 4.8:** Utilize multi-family housing as a transition between intensive commercial/retail and office uses and single-family residential neighborhoods.





Policies

- Policy 4.9:** Encourage future patterns of development and land use that would reduce infrastructure construction costs and would make efficient use of existing and planned public facilities. (*encourage contiguous development!*)
- Policy 4.10:** For ease of administration, establish a one-to-one, parcel-level relationship between the *Future Land Use Map* and the *Zoning Code*.
- Policy 4.11:** Ensure that proposed residential development is consistent with the locations shown on *Future Land Use Map*. Single-family residential developments should also be consistent with the principles and guidelines contained in Chapter 5, *Housing and Neighborhoods* of this Comprehensive Plan. Other relevant factors include the existing zoning of the parcel, adjacent land uses, and other Comprehensive Plan policies that are applicable to the type of housing proposed.



Policies

Policy 4.12: Neighborhood Conservation Zoning. Create Neighborhood Conservation zoning districts for specific, established neighborhoods that are largely built out and stable, and where no significant change in development type or pattern is desired. The standards for each district should reinforce the existing, prevailing physical conditions (e.g., lot sizes, building setbacks, dwelling sizes and styles, building heights and roof pitch, driveway location and design, garage placement relative to the street and principal structure if separate, sidewalk location and design, etc.).

This effectively customizes zoning by neighborhood area rather than applying “one size fits all” or more contemporary standards for newer residential development, which can lead to excessive nonconformities and variance requests in older areas.

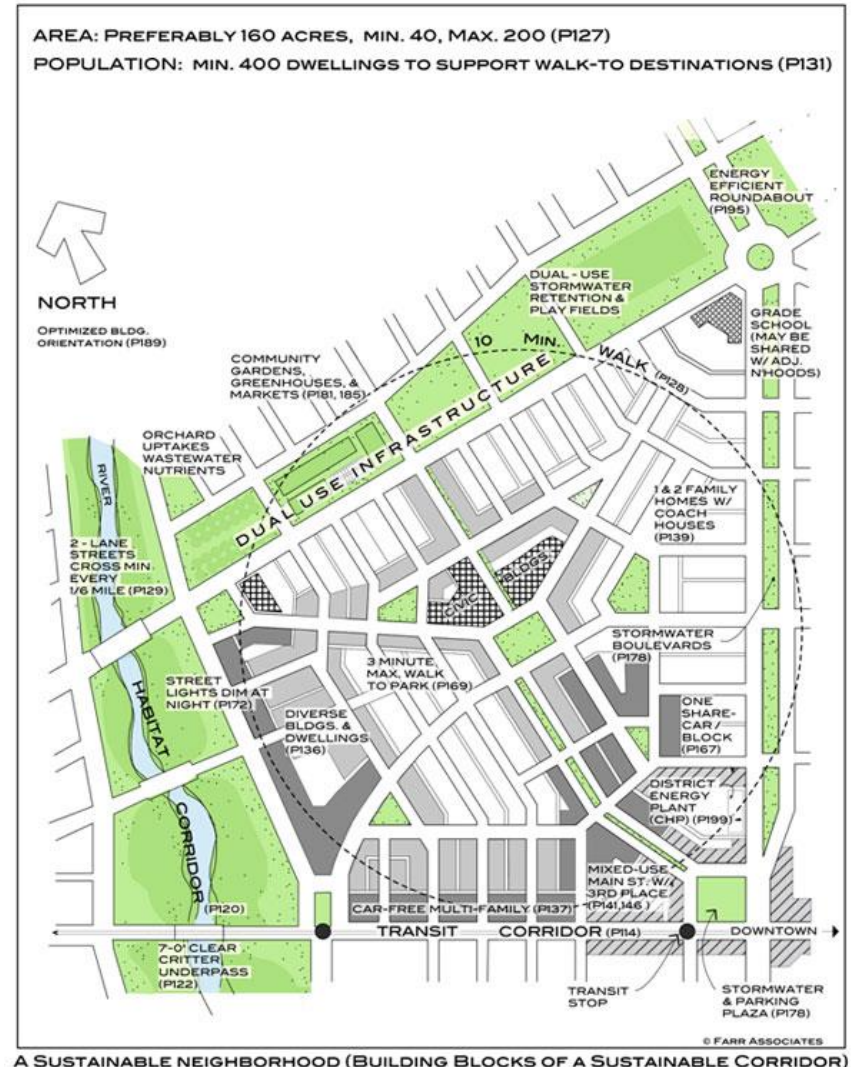
This approach also ensures that existing neighborhood character is maintained in case of any redevelopment or infill activity.



Policies

Policy 4.13: Reinforce the Neighborhood Unit Concept.

In general, continue to zone superblocks amid the City's arterial street grid to achieve a development pattern and arrangement of land uses consistent with the Neighborhood Unit Concept (e.g., lower-density housing types in the interior, centered around a neighborhood park and/or elementary school campus; larger commercial and institutional uses at the neighborhood edges and major intersections; and attached and multi-family housing and small-scale office uses providing a transition from the interior to the more intensive perimeter uses).



A SUSTAINABLE NEIGHBORHOOD (BUILDING BLOCKS OF A SUSTAINABLE CORRIDOR)



Policies

- Policy 4.14:** Evaluate nonresidential development proposals according to the types of uses proposed, their compatibility with surrounding uses, and the ability of existing or planned infrastructure to provide adequate services to these uses.
- Policy 4.15:** Establish design standards and guidelines for development within areas that are planned for nonresidential uses to ensure that these areas develop with high quality, compatible design. Standards and guidelines should address elements including, but not limited to, minimum lot size, building scale, building setbacks, lighting, landscaping, screening and fencing, signage, internal circulation, and building materials.
- Policy 4.16:** Ensure that planned industrial areas are of sufficient size, and are appropriately located, to support the community's economic development goals and strategies.
- Policy 4.17:** Periodically evaluate development review and approval processes, and revise as needed to ensure the following: (1) adequate opportunity is provided for public input in appropriate development projects; (2) consistency and predictability are maximized for all parties involved in the process; and (3) the process helps to achieve the goals and implement the policies of the Comprehensive Plan.



Policies

Policy 4.18: Ensure that rezoning requests (or other development approvals) for land uses that are not consistent with *Future Land Use Map*, except for previously established land uses, are not approved until the Comprehensive Plan has been implemented through adoption of consistent development regulations. Approve amendments to *Future Land Use Map* only when they meet the spirit and intent of the goals and objectives stated within the Comprehensive Plan, and when they are in the community's best interest. Thereafter, rezoning proposals for inconsistent land uses should not be considered until the Comprehensive Plan has been amended to achieve consistency. In those cases, the City should process rezoning requests and Plan amendments concurrently. The City's zoning ordinance should be revised to better implement the recommendations in the Comprehensive Plan.



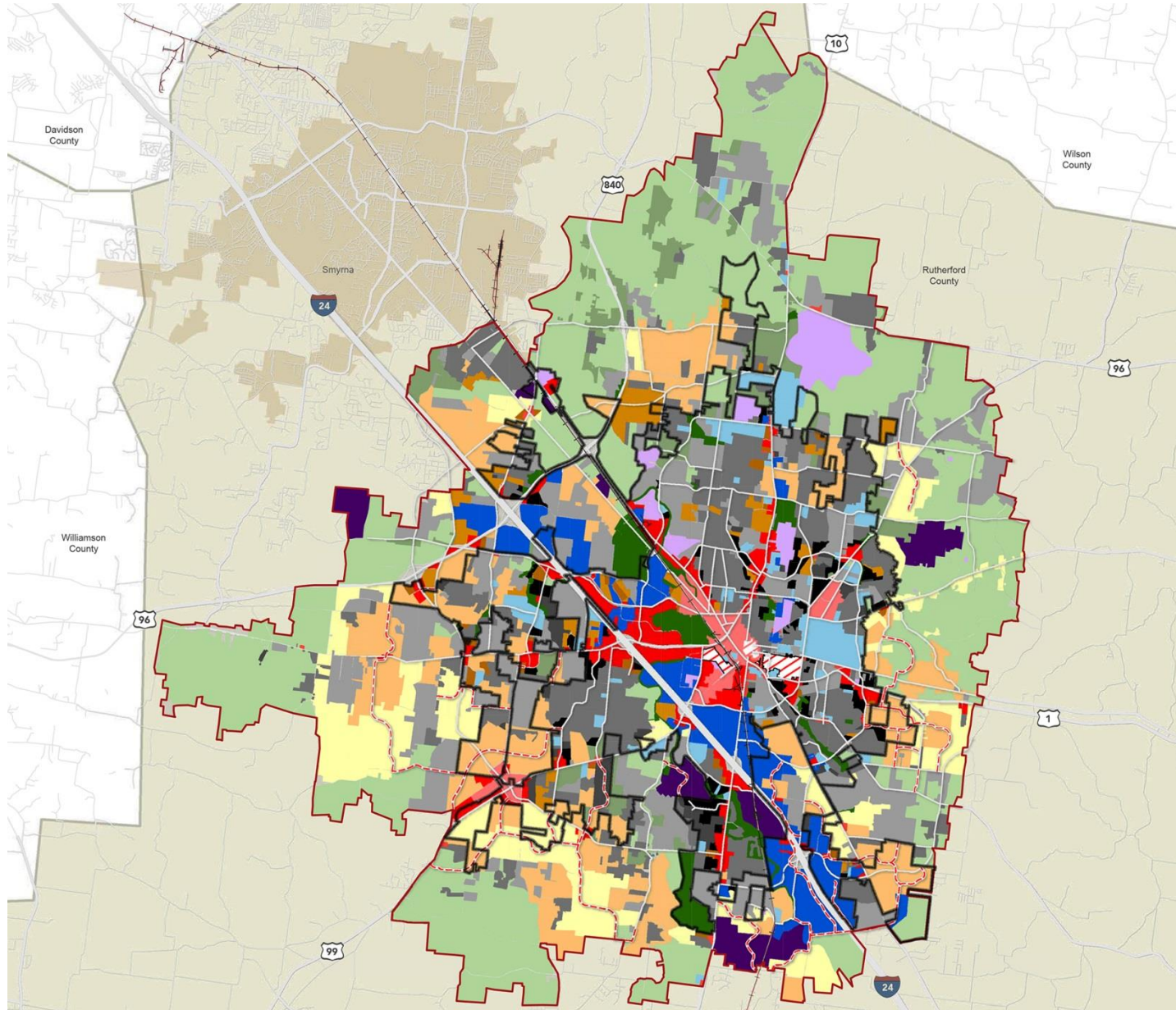
Goals

- Goal 1:** Develop an average density for the Planning Area, at a level that makes full use of urban services. Averaging allows for areas to have a mix of low-, medium-, and high-density development. Mixing densities to encourage efficient use of services also means requiring a high level of building and siting compatibility, encouraging neighborhoods to have both character and privacy.
- Goal 2:** Balance individual property rights with community interests and goals.
- Goal 3:** Encourage land uses, densities and regulations that promote efficient development patterns and low municipal, state governmental and utility costs.
- Goal 4:** Build community identity through revitalizing the City's districts, neighborhoods and corridors; and enforcing the adherence to specific design standards.



Goals

- Goal 5:** Develop City gateways and entryways to special districts to enhance community identity.
- Goal 6:** Provide design guidance for distinct neighborhoods, districts and highly used corridors.
- Goal 7:** Enhance design cohesion through the implementation of improved standards. Integrate urban design elements into public improvement projects.
- Goal 8:** Preserve open space in the outlying areas of the Urban Growth Boundary to accommodate future growth (beyond the 20-year horizon of the Plan) and create a defined boundary and, hence, a sense of arrival to the community.



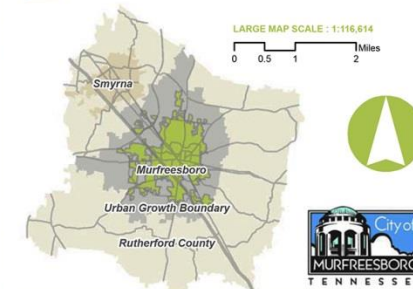
Future Land Use Map

Proposed Land Uses

- Parks
- Neighborhood Restoration
- Suburban Estate
- Suburban Residential
- Auto Urban Residential
- Multi Family
- General Commercial
- Neighborhood Commercial
- Urban Commercial
- Central Business District
- Business Park
- Special Use
- Industrial
- Public / Institutional

Conservation Land Uses

- Rural Agriculture
- Residential Countryside
- NC1
- NC2
- NC3
- NC4
- Urban Growth Boundary
- City of Murfreesboro
- Town of Smyrna
- Railroad
- Proposed Community Collectors



DRAFT 08.25.15

Client: City of Murfreesboro

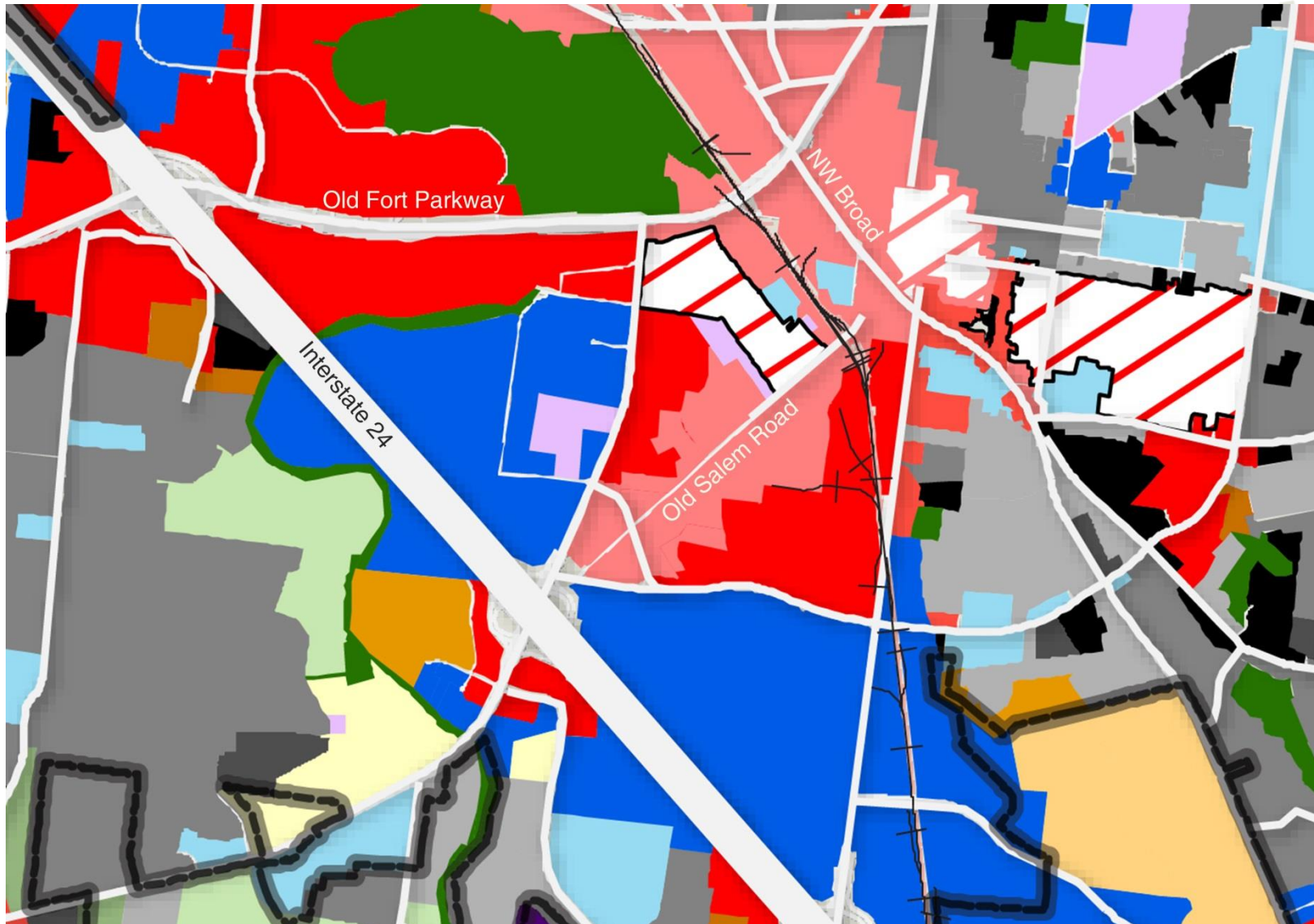
Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County, Tennessee Landforms; ESRI; FEMA; FWS; NRCS; USGS; NRCS.

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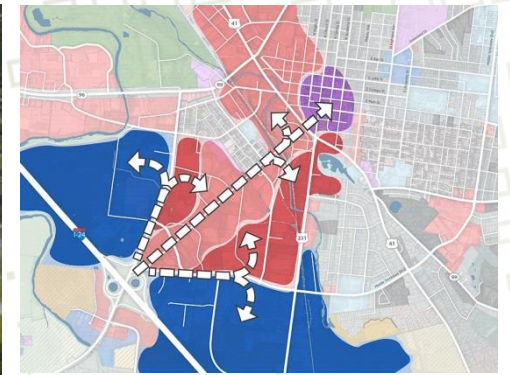


Special Area Plans, District: **Downtown Mixed-Use Expansion**





Special Area Plans, District: **New Salem Highway Business and Technology Park**



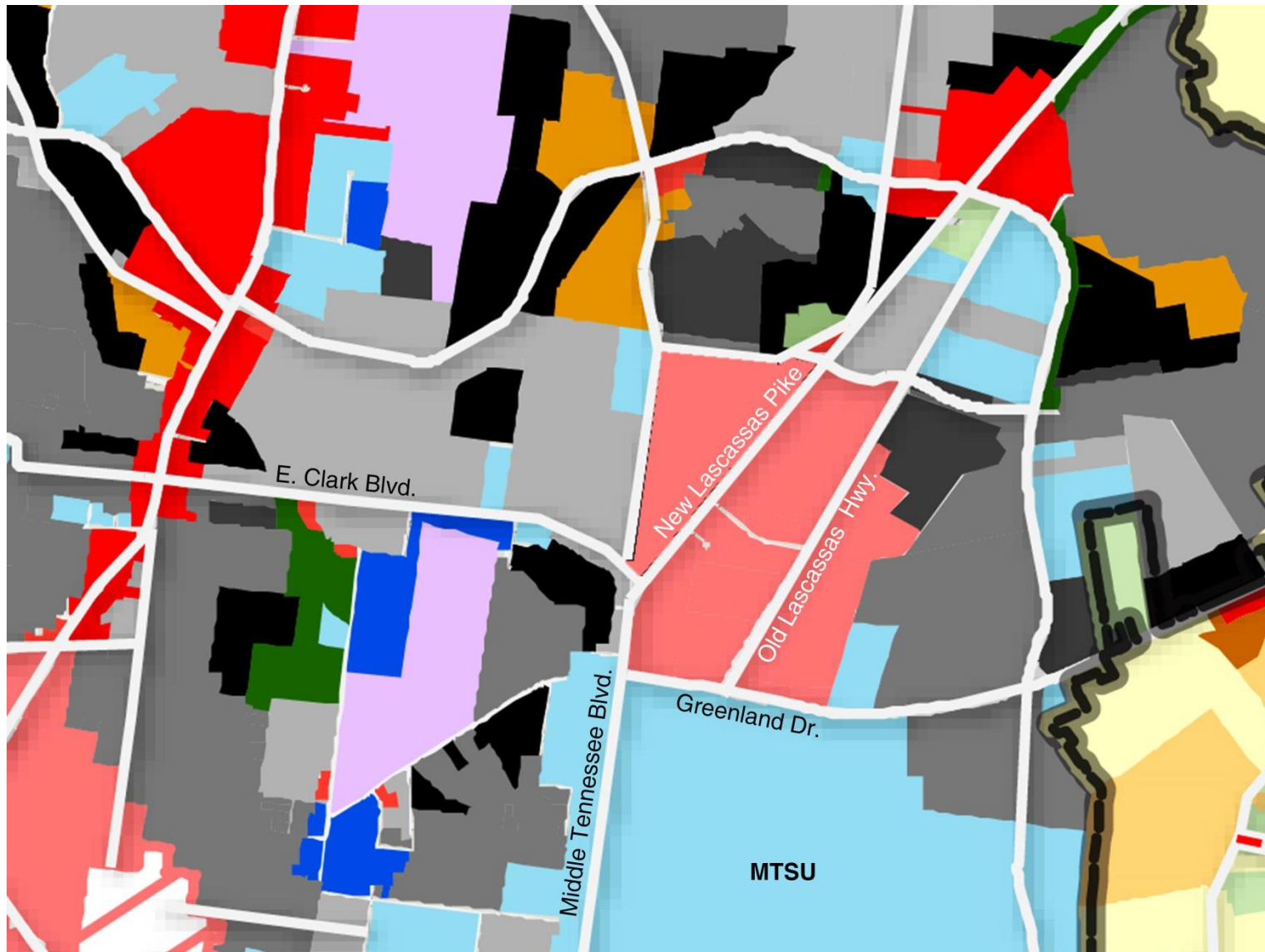


Special Area Plans, District: **Murfreesboro Bottoms Redevelopment Program**





District: **MTSU Student Village**



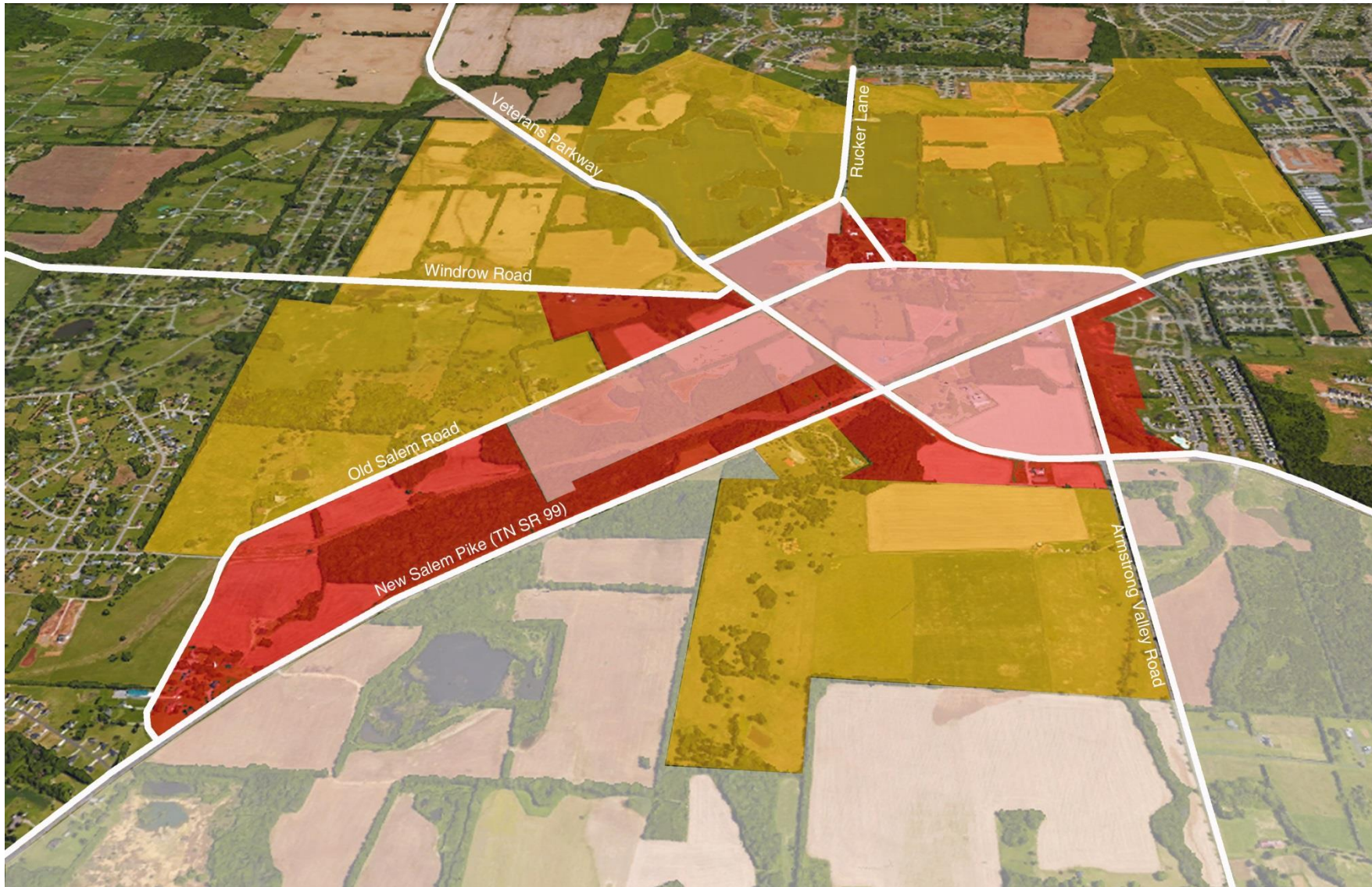


District: **MTSU Student Village**



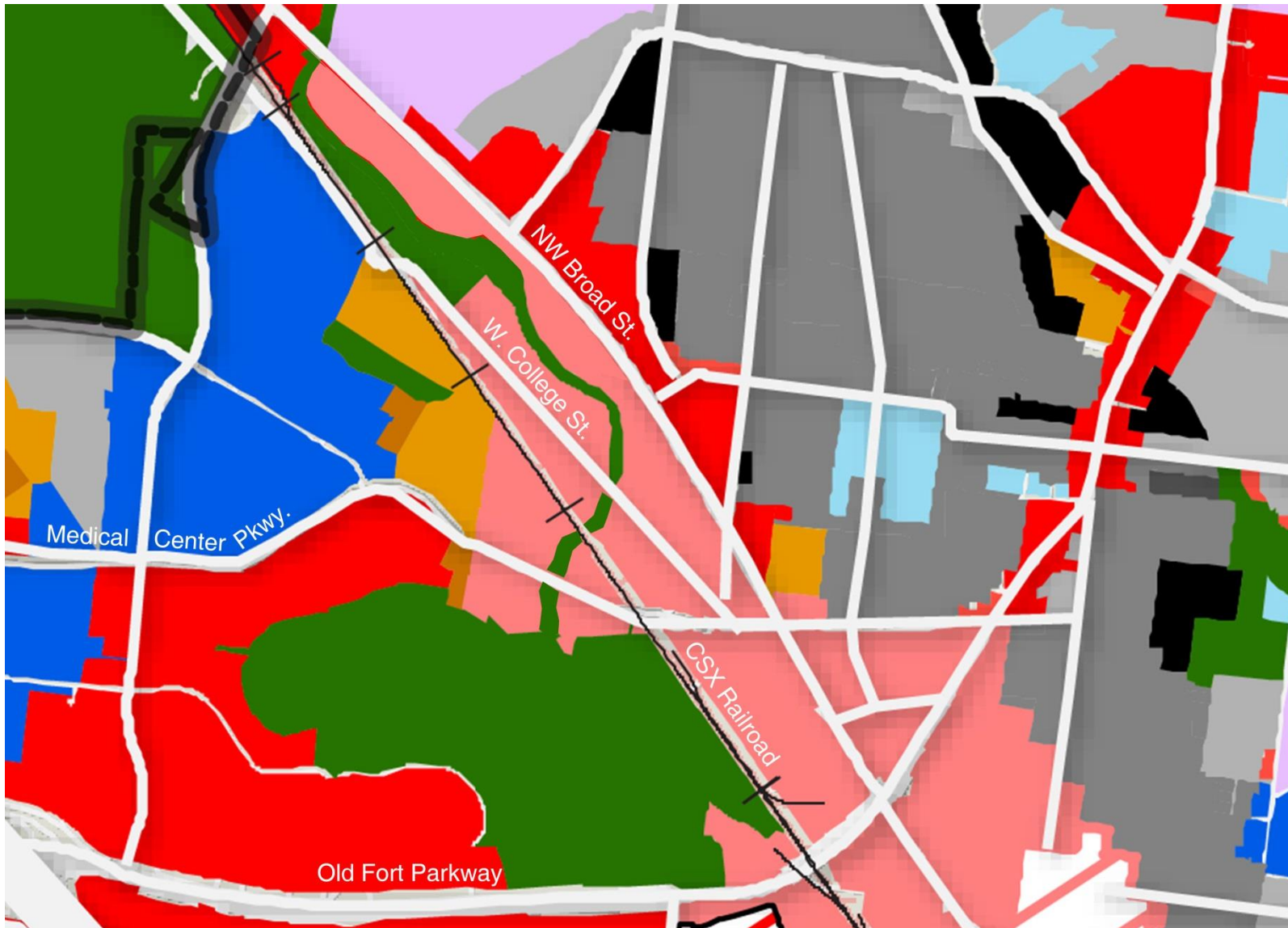


District: **South Murfreesboro Development District**





District: NW Broad St. / W. College St. Mixed-Use Redevelopment Program





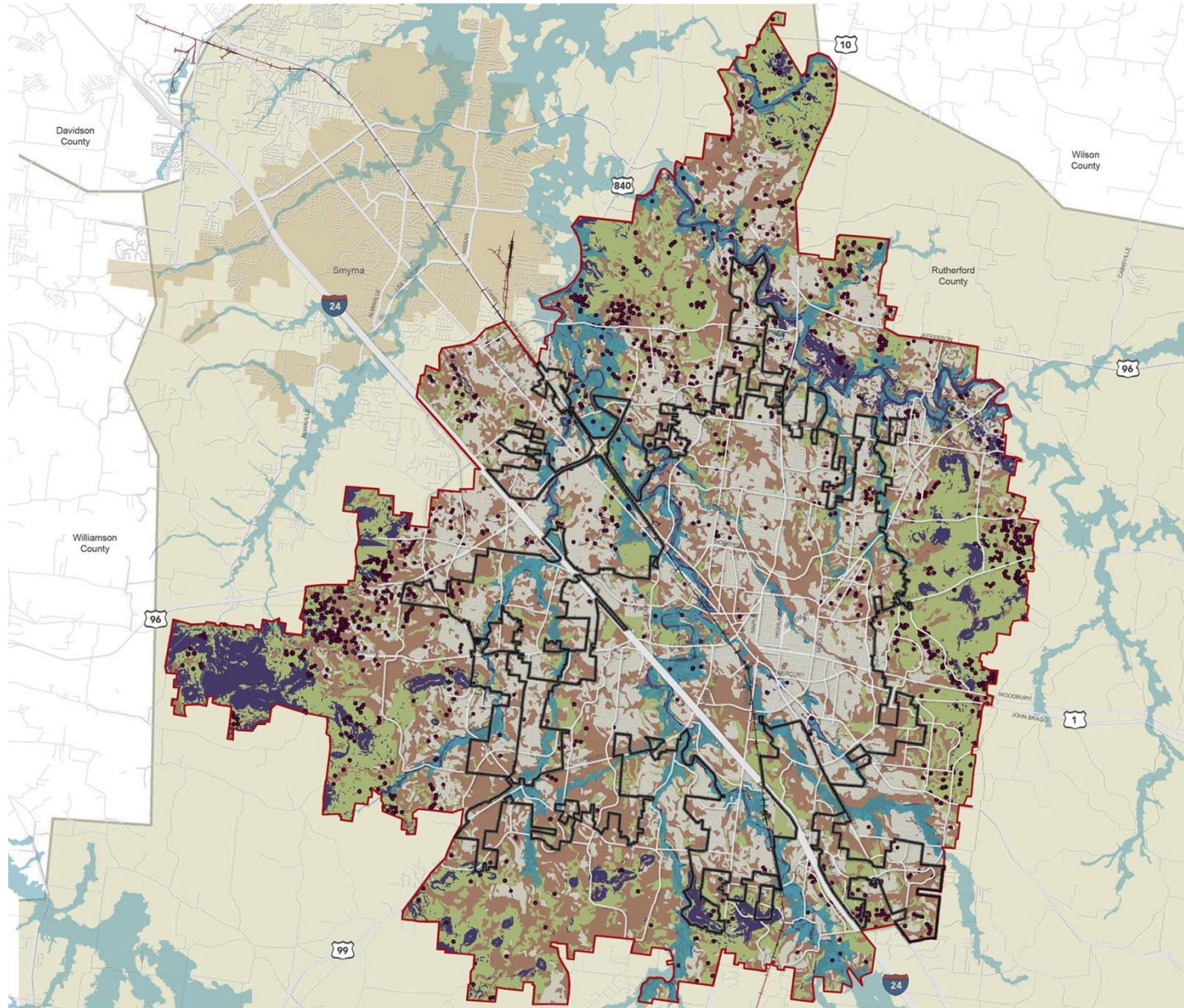
Corridor: **NW Broad Street / Nashville Highway Mixed-Use Redevelopment Program**





Corridor: **West College Street Mixed-Use Redevelopment Program**



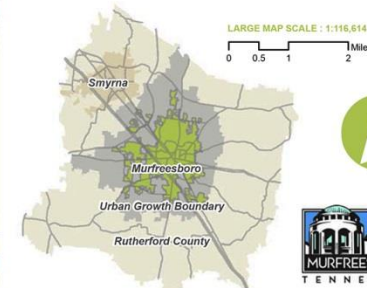


MURFREESBORO 2035

MAP 2.3

Environmental Constraints

- Sink Holes
- Less Than 2 Feet to Bedrock
- Slopes Greater than 10%
- Very Limited Soils
- 100 Year Floodplain
- Urban Growth Boundary
- City of Murfreesboro
- Town of Smyrna
- Railroad



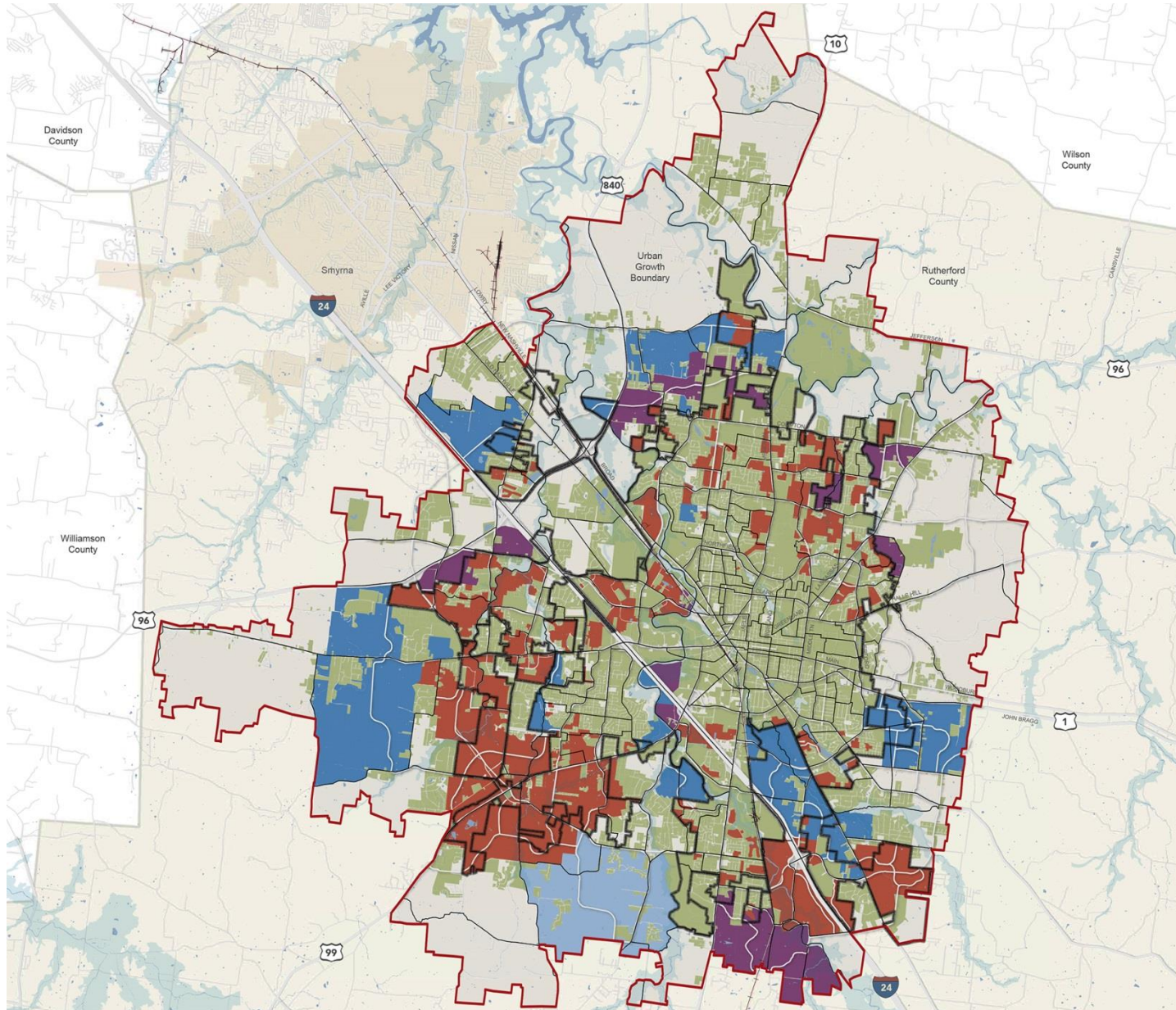
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Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County; Tennessee Landforms.us; ESRI; FEMA; FWS; NRCS; USGS; NRCS

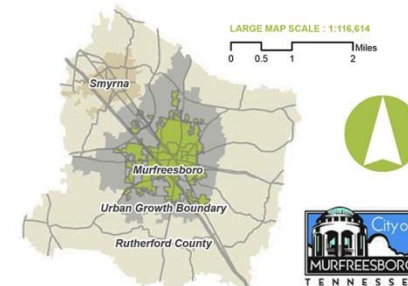
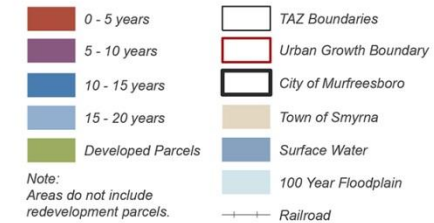
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MURFREESBORO 2035

MAP 4.1

Growth Sequencing Program



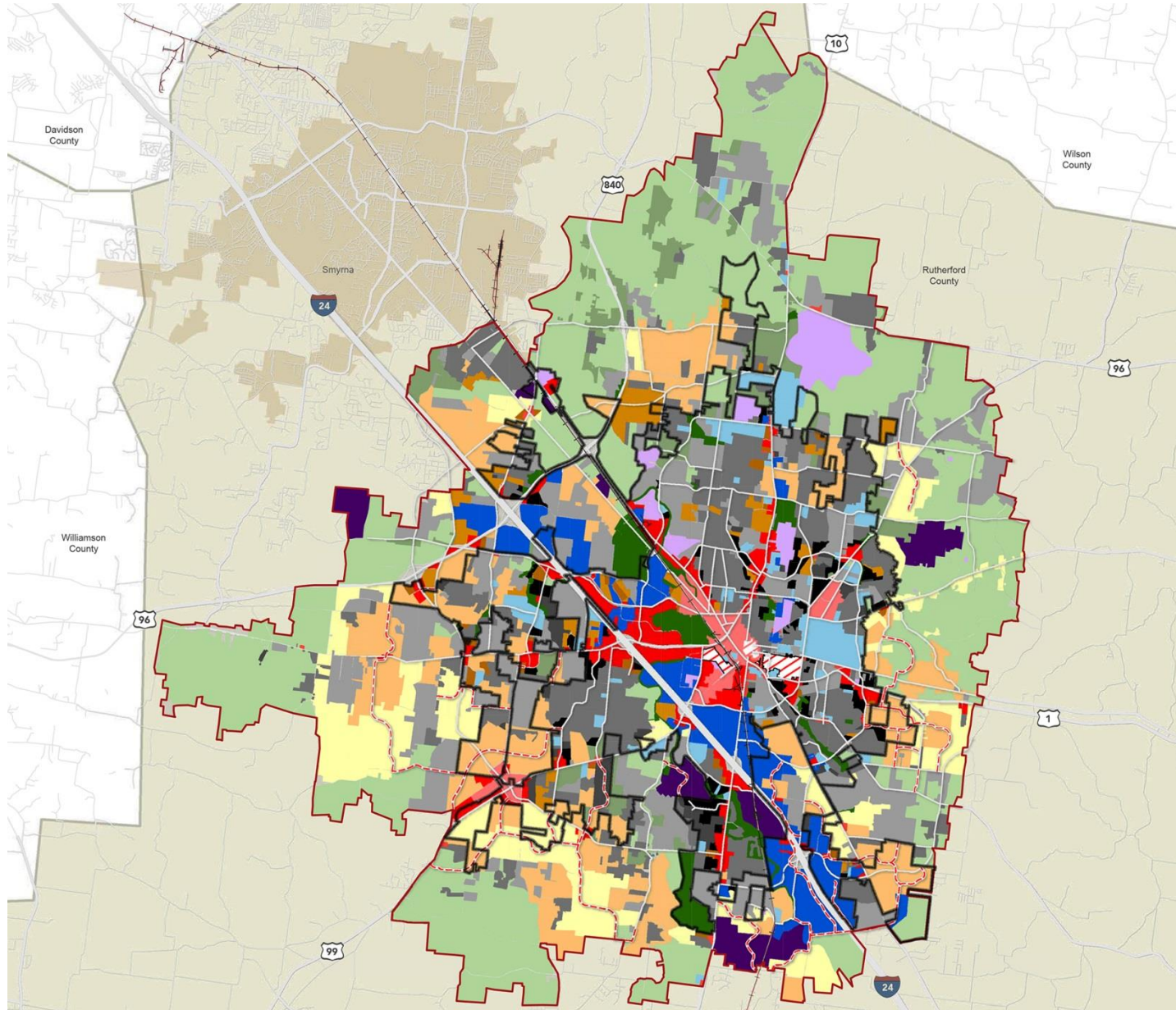
DRAFT 08.25.15

Client: City of Murfreesboro

Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County; Tennessee Landforms Inc.; ESRI; FEMA; FWS; NRCS; USGS; NRCS.

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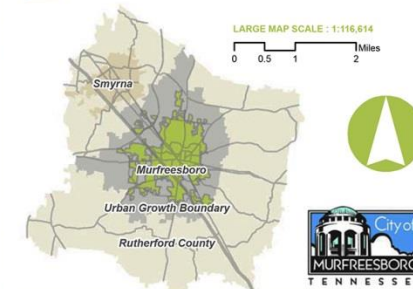
Future Land Use Map

Proposed Land Uses

- Parks
- Neighborhood Restoration
- Suburban Estate
- Suburban Residential
- Auto Urban Residential
- Multi Family
- General Commercial
- Neighborhood Commercial
- Urban Commercial
- Central Business District
- Business Park
- Special Use
- Industrial
- Public / Institutional

Conservation Land Uses

- Rural Agriculture
- Residential Countryside
- NC1
- NC2
- NC3
- NC4
- Urban Growth Boundary
- City of Murfreesboro
- Town of Smyrna
- Railroad
- Proposed Community Collectors



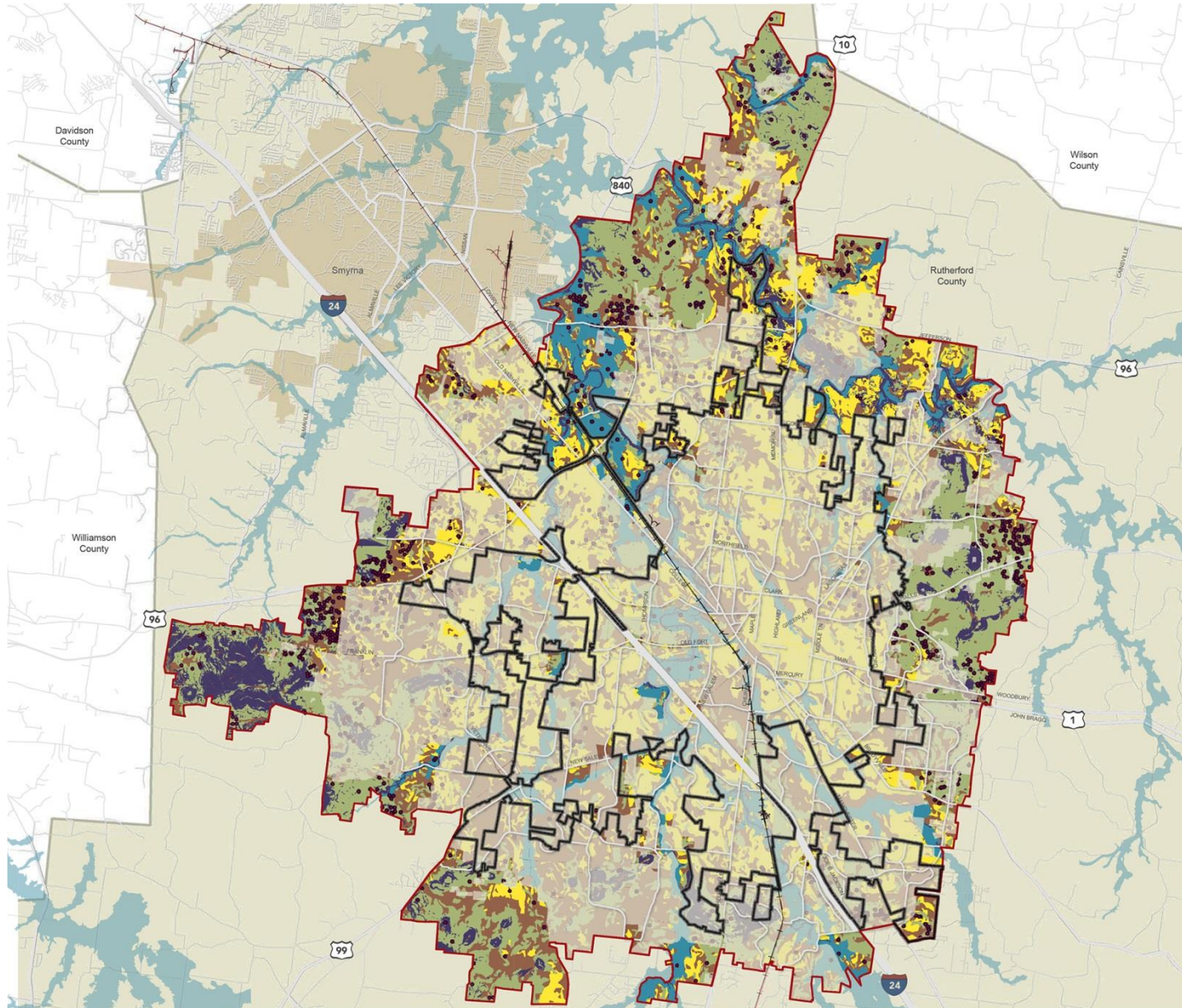
DRAFT 08.25.15

Client: City of Murfreesboro

Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County, Tennessee Landforms; ESRI; FEMA; FWS; NRCS; USGS; NRCS.

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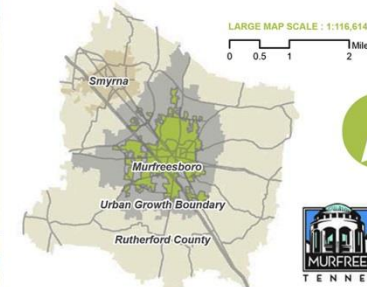


MURFREESBORO 2035

MAP 4.2

Environmental Constraints Outside of Growth Sequencing Areas

- Sink Holes
- Less Than 2 Feet to Bedrock
- Slopes Greater than 10%
- Very Limited Soils
- Areas with no significant Environmental Constraints
- 100 Year Floodplain
- Urban Growth Boundary
- City of Murfreesboro
- Town of Smyrna
- +— Railroad



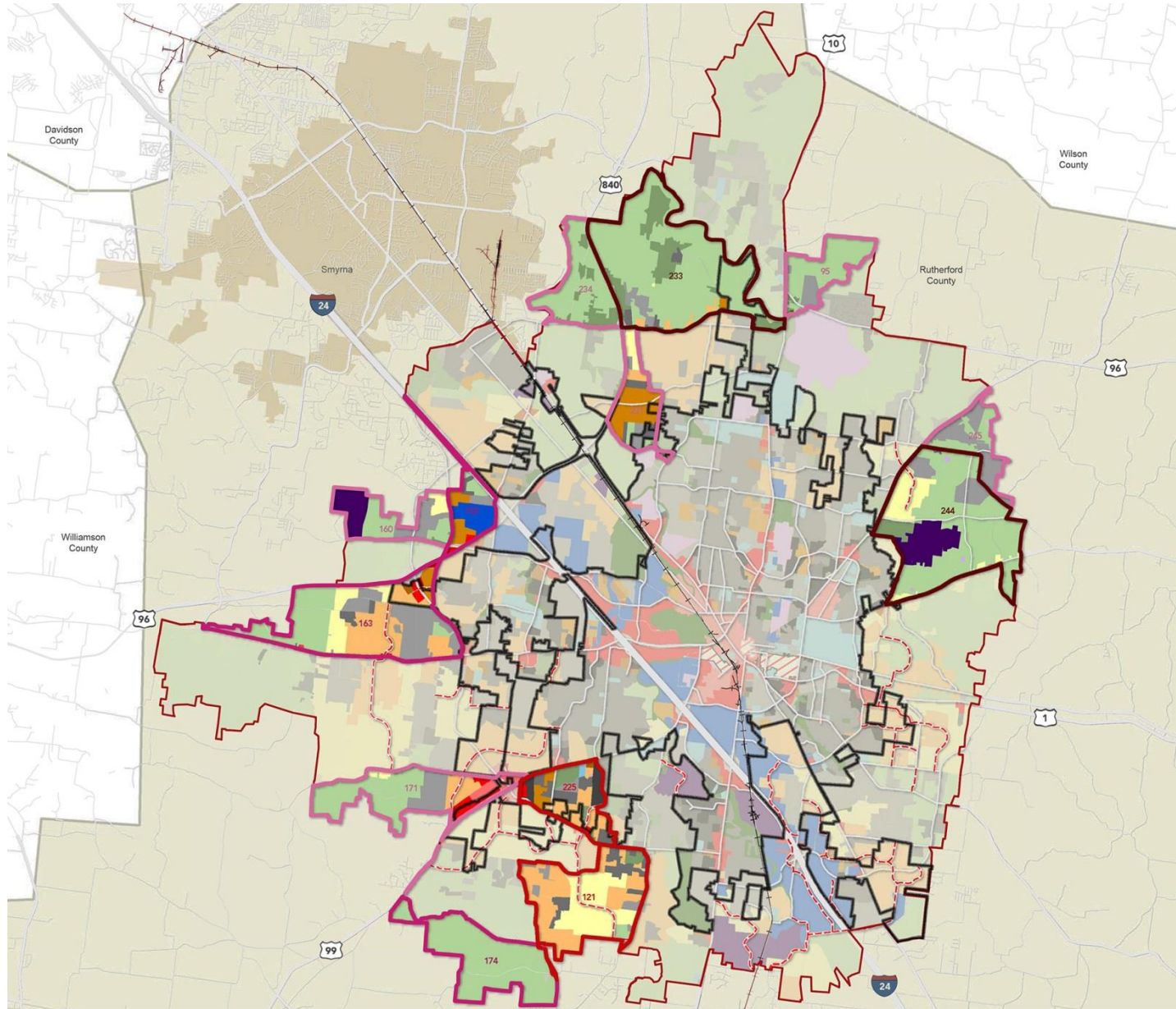
08.25.2015

Client: City of Murfreesboro

Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County; Tennessee Landforms.us; ESRI, FEMA, FWS, NRCS, USGS, NRCS

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MURFREESBORO 2035

MAP 4.X

Future Land Use and 2040 High-Population TAZ

Proposed Land Uses

- Parks
- Neighborhood Restoration
- Suburban Estate
- Suburban Residential
- Auto Urban Residential
- Multi Family
- General Commercial
- Neighborhood Commercial
- Urban Commercial
- Central Business District
- Business Park
- Special Use
- Industrial
- Public / Institutional

Conservation Land Uses

- Rural Agriculture
- Residential Countryside
- NC1
- NC2
- NC3
- NC4
- Urban Growth Boundary
- City of Murfreesboro
- Town of Smyrna
- Railroad
- Proposed Community Collectors

Population Increase TAZ

- 6,000 - 9,000 people
- 5,000 - 5,999 people
- 4,000 - 4,999 people
- 3,000 - 3,999 people



LARGE MAP SCALE : 1:116,614
0 0.5 1 2 Miles



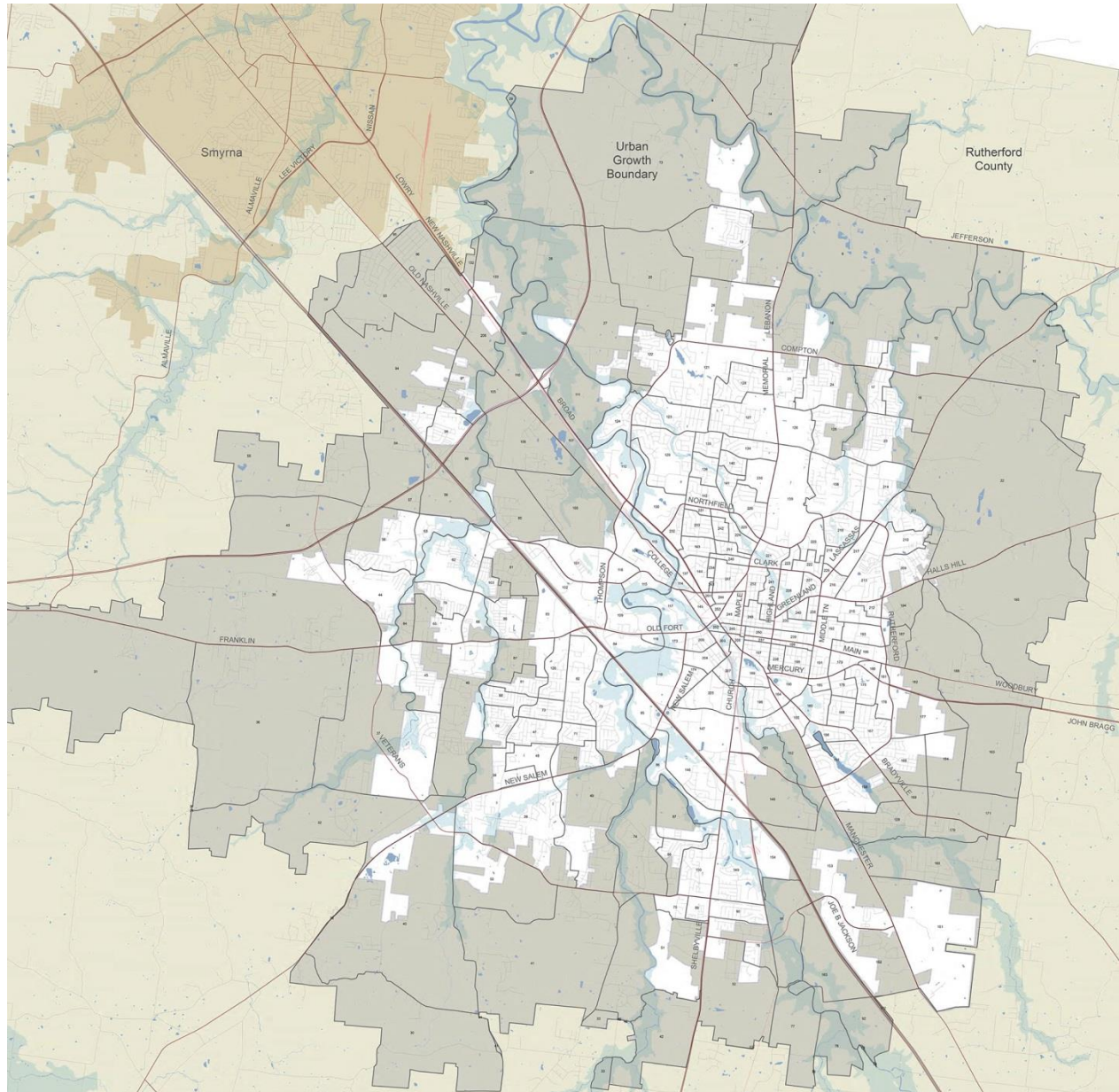
DRAFT 08.25.15

Client: City of Murfreesboro

Consultants: Kendig Keast Collaborative; Neel-Schaffer, Inc.; Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro; Rutherford County; Tennessee Landforms.us; ESRI; FEMA; FWS; NRCS; USGS; NRCS.

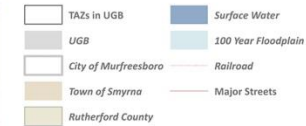
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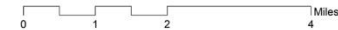
MURFREESBORO
2035

MAP 1

Traffic Analysis Zones (TAZ) in Urban Growth Boundary (UGB)



LARGE MAP SCALE: 1:31,000



06.19.15

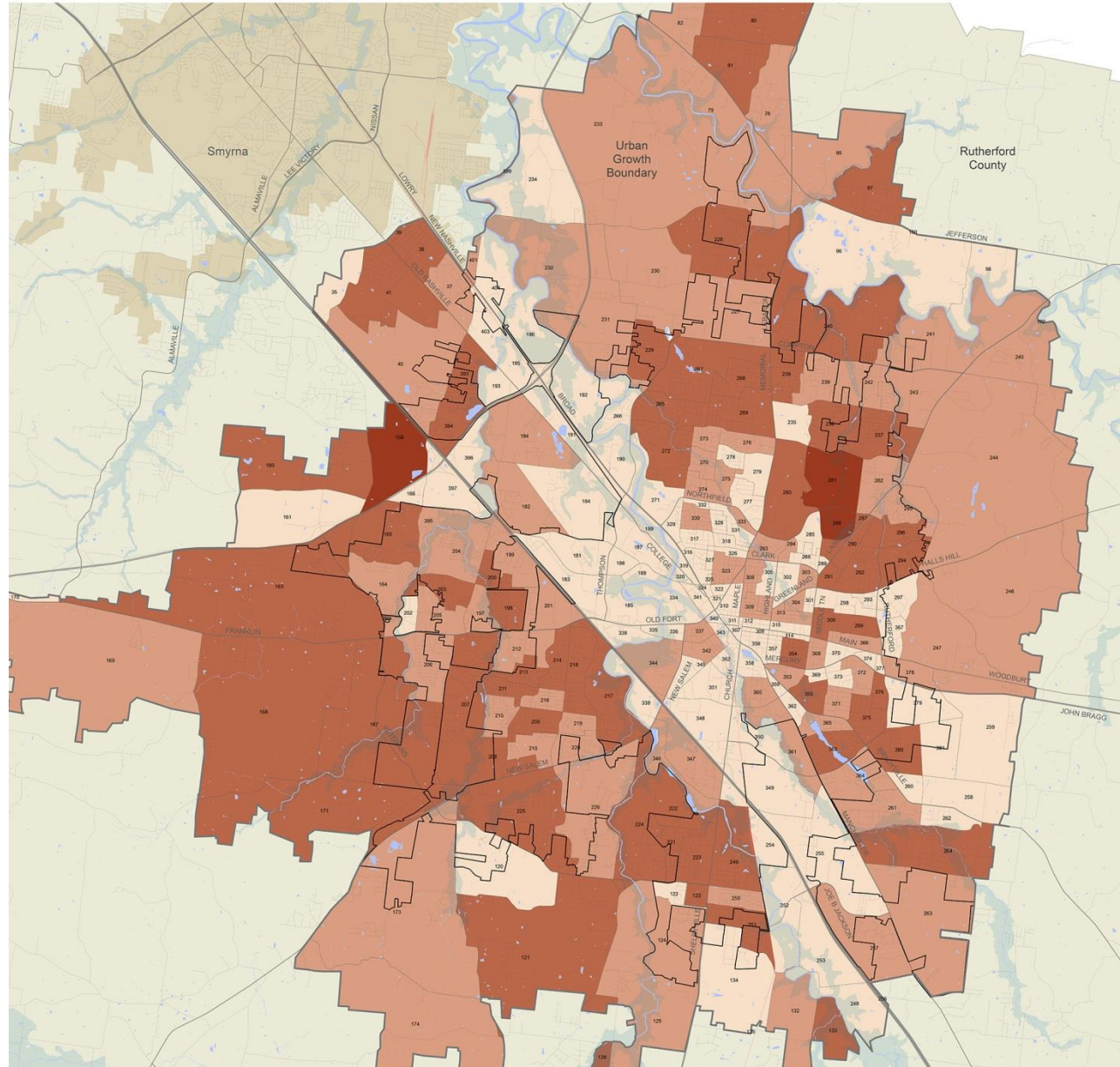
Client: City of Murfreesboro

Consultants: Kandi/Kasid Collaborative, Neel-Schaffner, Inc., Smith Seckman Reid, Inc.

Primary Data Sources: City of Murfreesboro, Rutherford County, ESRI

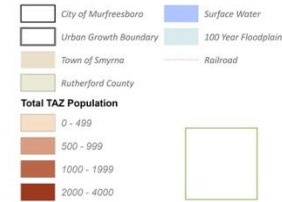
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TAZs in the UGB

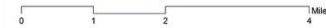


MAP 2

2010 TAZ Population



LARGE MAP SCALE: 1:31,000



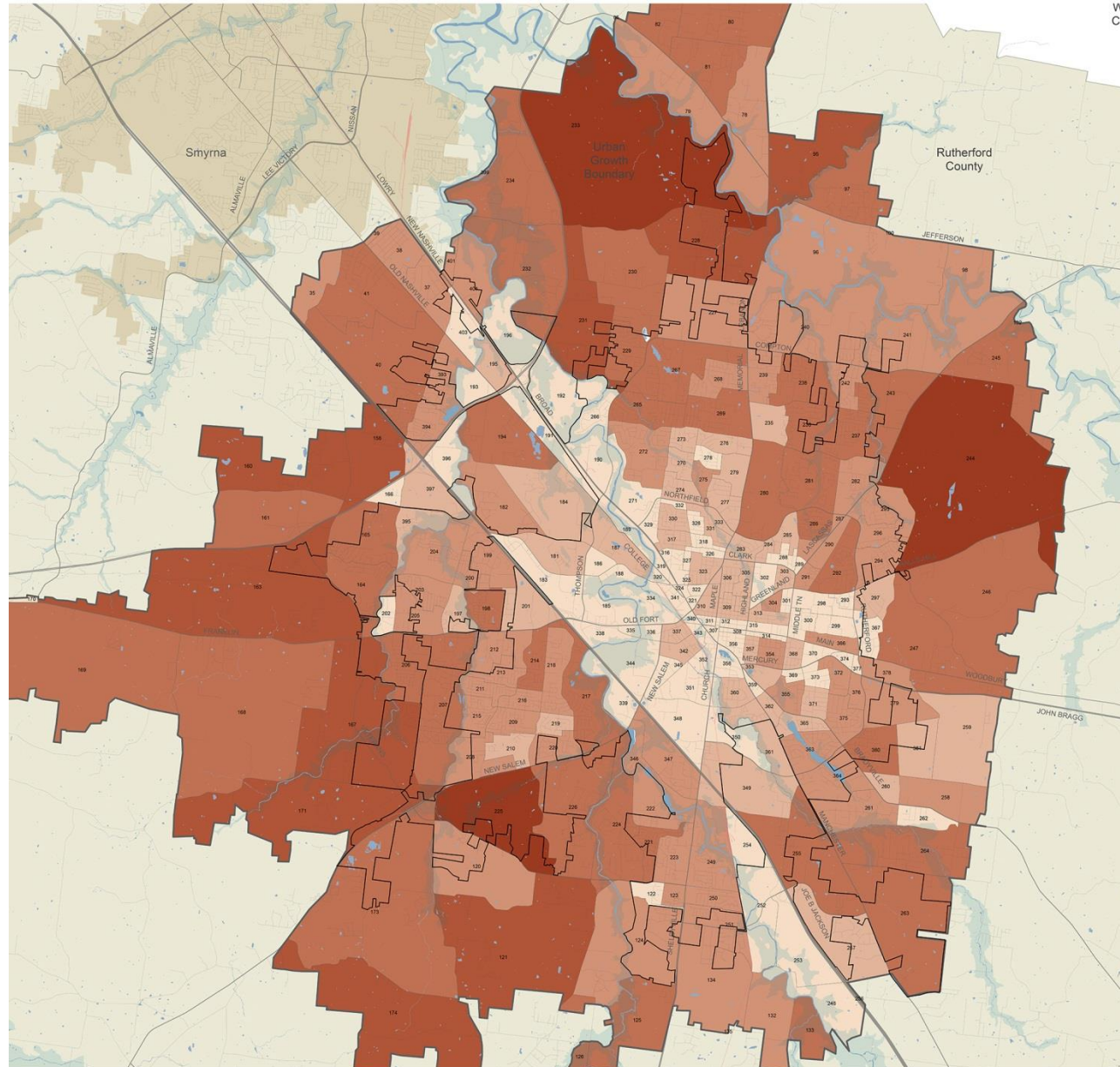
06.19.15

Client: City of Murfreesboro

Consultants: Kiewit-Kelley Collaborative, Inc.; Haskin & Scharf, Inc.; Smith Seckman Reid, Inc.
Primary Data Sources: City of Murfreesboro; Rutherford County, ESRI

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2010 Population



Wilt
Cou



MAP 4

2040 TAZ Population

- City of Murfreesboro
- Urban Growth Boundary
- Town of Smyrna
- Rutherford County
- Surface Water
- 100 Year Floodplain
- Railroad

Total TAZ Population

- 0 - 499
- 500 - 999
- 1000 - 1999
- 2000 - 3999
- 4000 - 6999
- 7000 - 9999



LARGE MAP SCALE : 1:31,000

0 1 2 3 4 Miles



06.19.15

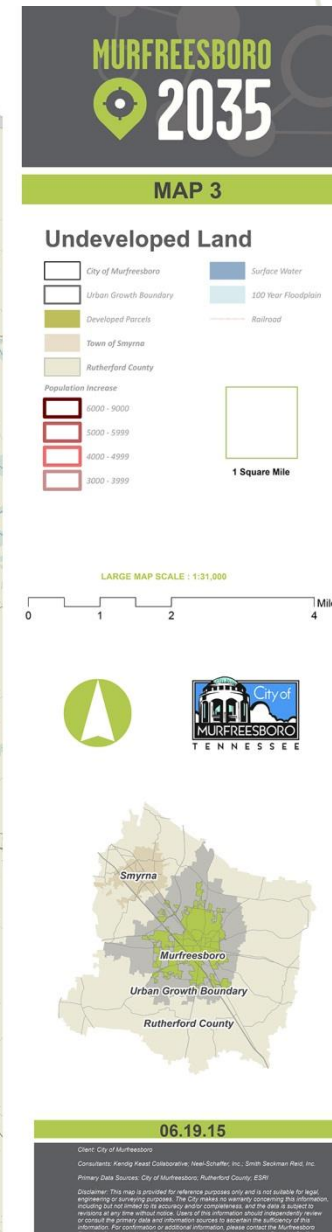
Chief City of Murfreesboro

Consultants: Randy Reed Collaborative, Neal Schaffer, Inc., Smith Dickman, Reid, Inc.
Primary Data Sources: City of Murfreesboro, Rutherford County, GPS

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TRAFFIC ANALYSIS ZONES



2040 Most Populated TAZs and Developed Land



MURFREESBORO 2035

1 Planning Context

Population Projections	2015	2035
Murfreesboro:	124,745	228,090
Planning Area (UGB + City):	202,140	362,388
Rutherford County:	309,088	509,910

Planning Area Growth: 160,248 persons

Future Land Use Plan: 120,009 persons

Delta: 40,239 persons

Remaining Land: 35,010 acres

